

AGENDA  
HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday, March 2, 2016 – 4:30 PM

City Conference Room – County-City Building  
1515 Strongs Avenue – Stevens Point, WI 54481

(A Quorum of the City Council May Attend This Meeting)

Discussion and possible action on the following:

1. A physical inspection of the sites described below by the Commission will take place at **4:00 PM**:
  - The first site to be inspected will be **1035 Main Street Main Street**;
  - And second is **1205 and 1209 Second Street** immediately following the inspection above.

Following the site inspections referenced above, the Commission will convene its formal meeting at **4:30 PM** in the City Conference Room, 1515 Strongs Avenue for discussion and possible action on the following:

2. Approval of the report of the February 3, 2016 HP/DRC meeting.
3. Request from the Sentry Insurance for design review approval to perform exterior improvements at 1105 Main Street (**Parcel ID 2408-32-2026-53**).
4. Request from Mike Beacom for a conceptual design review of exterior work at **1052 Main Street (Parcel ID 2408-32-2029-38)**. No action will be taken; this item is for discussion purposes only.
5. Request from Al Tessmann, representing the property owner, for design review approval to replace windows and construct a rear staircase at **1035-45 Main Street (Parcel ID 2408-32-2026-52)**.
6. Façade Improvement Grant Program summary.
7. Request from Al Tessmann, representing the property owner, for façade improvement grant funds in the amount of \$30,000.00 and design review for exterior building work at **1205 Second Street (Parcel ID 2408-32-2015-06) and 1209 Second Street (Parcel ID 2408-32-2015-07)**.
8. Request from the City Parks and Recreation Department for design review approval to demolish and reconstruct restrooms in Pfiffner Pioneer Park located at **1200 Crosby Avenue (Parcel ID 2408-32-2008-05)**.
9. Staff Update (informational purposes only).
10. Adjourn.

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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, TDD# 346-1556, or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

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REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday February 3, 2016 –4:30 p.m.

City Conference Room – County-City Building  
1515 Strongs Avenue, Stevens Point, WI 54481

PRESENT: Chairperson Lee Beveridge, Alderperson Garrett Ryan, Commissioner Tim Siebert, Commissioner Sarah Scripps, and Commissioner Bob Woehr.

ABSENT: Commissioner Tom Baldischwiler and Commissioner Debauch

ALSO PRESENT: Associate Planner Kyle Kearns, Cathy Dugan, Bob Brush, and Tori Jennings.

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INDEX:

Discussion and possible action on the following:

1. Approval of the report of the November 4, 2015 HP/DRC meeting.
2. Amending the Stevens Point Historic Preservation Design Guidelines, to regulate paint.
3. Process and procedures relating to the designation of potential historic properties, buildings, and districts identified within the 2011 Intensive Survey Report.
4. Request from the City Parks and Recreation Department to remove ash trees, consistent with the adopted Emerald Ash Borer Management Plan in the Design Review District.
5. Amending the Stevens Point Historic Preservation Design Guidelines, to regulate trees and landscaping.
6. Staff Update (informational purposes only)
7. Adjourn.

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1. Approval of the report of the November 4, 2015 HP / DRC meeting.

**Motion by Commissioner Siebert to approve the report of the November 4, 2015 HP / DRC meeting; seconded by Alderperson Ryan.  
Motion carried 5-0.**

2. Amending the Stevens Point Historic Preservation Design Guidelines, to regulate paint.

Associate planner Kyle Kearns explained that the commission has previously discussed this, and recommended to have staff draft an amendment to the Design Guidelines. He continued that he has provided the changes and amendment to the commission which includes identifying three color palettes as well as some other changes outlined in the draft. With this amendment it has been added that in the instance of a paint request, if the colors on the approved palettes are requested,

staff and the chairperson can approve the change internally, however if a color is not on the approved palettes, it would come before the commission for approval.

Commissioner Siebert asked if this amendment was passed, where it would go from here, to which associate planner Kearns stated it would go before the Plan Commission and then Common Council for final approvals.

**Motion by Commissioner Siebert to approve the amendment to Section 3.11 and 7.4 of the Stevens Point Historical Preservation Design Guidelines, to regulate paint.**

**No second, Motion Failed.**

Aldersperson Ryan asked how the community would be notified of the new requirements, to which associate planner Kearns stated there could be a press release as well as sending letters to those within the Design Review District and Historic Districts. He continued stating not every amendment would warrant notification, but in this instance it would, if that is requested and recommended by the commission.

Commissioner Woehr pointed out some of his concerns regarding the wording in the Design Review Guidelines which states that the body of a building is typically painted a lighter color than the trim and other detailing, but the photos in the Design Guidelines show a two toned house with white trim. Mr. Woehr continued stating that we need to go through the photos in the guidelines and change them along with the amendments. Commissioner Beveridge stated he has noticed that as well, but has also seen the reverse for the painting scheme. Commissioner Woehr feels that the language in the guidelines should match with what we are showing as an example of how it should be done. He then questioned the wording regarding previously painted masonry material. Lastly, he pointed out the word approved in Section 7.4.1 and 7.4.2 that would be better fitting to change to adopted.

Cathy Dugan, 615 Sommers Street, stated she is please with all the ideas put before the commission and is happy that the intensive survey is going to be put into practice.

Commissioner Scripps asked if the colors are going to be based on the style of home, to which associate planner Kearns explained based on the previous meetings the commission determined that color palettes were proposed to be adopted.

Commissioner Woehr pointed out he does not see any bright colors that are typically seen on a Victorian home. Associate planner Kearns explained that those requests would come before the commission with which the applicant would be required to provide some history and reasoning for the proposed color. Staff review of approved pallet colors will expedite the project for the property owners and not require them to have to wait until a meeting is scheduled which could take a month or more. He also emphasized that these are guidelines, and when created the guidelines were set as recommendations because they are subject to review via the commission.

Commissioner Scripps agreed that the wording in item 9 of the amended ordinance of the paint guidelines should be changed from approved to adopt.

Aldersperson Ryan stated he would like to see the wording more specific to get to a standardization throughout the document. He then clarified the provision allows someone to paint something out of the ordinary with first receiving approval from the commission.

**Motion by Commissioner Scripps to approve the amendments to Section 3.11 and 7.4 of the Stevens Point Historical Preservation Design Guidelines as presented, to regulate paint with the following changes:**

- **Section 3.11, Paint Guideline 9 shall state: Masonry surfaces were historically unpainted and should not be painted. Paint previously painted masonry material in colors that reflect the original underlying material.**
- **Section 7.4.1, Letter S. shall state: Painting using colors not adopted by the Historic Preservation Design Review Commission**
- **Section 7.4.2 Letter U shall state: Painting using colors adopted by the Historic Preservation Design Review Commission**

**Seconded by Commissioner Woehr.**

**Motion carried 5-0.**

3. Process and procedures relating to the designation of potential historic properties, buildings and districts identified within the 2011 Intensive Survey Report.

Associate planner Kearns explained that there was a lot of information provided in the packet for this item, including a district survey form, information about the state CLG program, a list of all districts, all registered properties, and a document from 2014 which identified the process for creating more historic districts and getting more historic districts on the National Register. Mr. Kearns then confirmed the state the CLG program was still in existence, outlined steps for applying for the grant. He then stated the first step in pursuing creating the additional districts, is to have meetings with affected property owners, in which the state representative would also be in attendance. The primary goal is to receive input as to whether or not those property owners were in support of additional historic districts. At the meeting, the state would present on the benefits of district nomination as well as identifying the process for tax credits. If positive input is received, that would initiate the submission of a letter of intent to apply for the CLG Grant to receive 100% funds and assistance from a contractor to complete to historic district nomination forms. Once those are sent to the state and the federal government, the typical time frame for adoption is one-two years, upon which the City would could then locally designate the same districts and/or properties.

Commissioner Siebert asked if districts would be done one at a time, or all at once, to which associate planner Kearns explained that is dependent upon the amount of money that the state is willing to provide through the grant, and the cost for the nominations. Within the intensive survey a lot of the research has already been done for the proposed districts, which may reduce the

nomination application costs. Mr. Kearns then recommend at least pursuing the Main Street and Clark Street district followed by the others, however that may be dependent upon the CLG grant funding. Mr. Kearns explained the time line is to have the community meetings before June, when we need to submit a letter of intent to apply for CLG funds, followed by the submission of the full CLG application in November. Award nominees would be announced in early 2017.

Commissioner Siebert asked for clarification as to whether a motion from the commission was needed to proceed with the process of putting all five districts on the register. Associate planner Kearns confirmed that is what would be needed, which would be followed by staff contacting the state to organize the public workshops.

Commissioner Woehr asked if this was to be creating locally designated districts or national register district, to which associate planner Kearns stated with the CLG funds we would be looking first at national and state districts. Once on the national and state register, local designation can occur. He continued stating that the only national district we have is the Mathias Mitchell Public Square. This recommendation would put the Clark Street Historic District on the National Register, however the design review district is too large to designate and has many non-contributing buildings. Lastly, associate planner Kearns confirmed that the CLG funds are still available and that the time line would be similar to that outlined in the memo from 2014 provided.

Commissioner Scripps clarified the steps for applying nationally and then locally, and inquired if the design review guidelines govern all districts, to which associate planner Kearns answered the City's Design Review Guidelines pertain to any locally designated Design Review or Historic Districts. The biggest benefit for the home owner to be on the historic register is that they can get up to 40% tax credit for interior and exterior improvements.

Aldersperson Ryan asked if we could establish these as local districts before going to the national level, to which associate planner Kearns stated yes, but national nomination should occur first to entice property owners of the available tax credit for improvements. Aldersperson Ryan then asked if there is any negative to looking at doing both districts and individual properties. Mr. Kearns responded stating that it will be harder to do the individual designations because you have more research to do, regarding the prior residents and the historic links, so the application is more in depth. The cost would likely be greater for individual nominations.

Commissioner Woehr asked when districts have been proposed and created in the past, are the property owners given an opportunity for a referendum vote, to which associate planner Kearns stated he did not think a referendum vote occurred. The state wants to ensure that there is feedback and input gathered before they begin the application process.

**Motion by Commissioner Woehr to pursue the process and procedures relating to the designation of potential historic properties, buildings and districts identified within the 2011 Intensive Survey Report; seconded by Commissioner Siebert.**

**Motion carried 5-0.**

4. Request from City Parks and Recreation Department to remove ash trees, consistent with the adopted Emerald Ash Borer Management Plan in the Design Review District.

Associate planner Kearns explained currently in our guidelines, staff can approve the removal of trees over six inches in diameter. Given this request and given that he feels they are character defining trees, currently not diseased, staff did not feel comfortable approving the request. Being that they are Ash trees, they have the potential to carry the Emerald Ash Borer which is in neighboring counties and likely will strike with devastation throughout the City. Rather than approve based on the guidelines, he felt it should be addressed by the commission. Currently there are 15 mature trees which are lining parking lots and will be removed and replaced. He feels they are character defining and serve a purpose on the right-of-way and edge of the parking lots. In 2013 there was a management plan for the Emerald Ash Borer, which was adopted by the Common Council which outlined the process for several trees within city right of way and city property as to whether they would be treated or removed and replaced. These 15 trees have been identified to be removed and replaced by the City Forester as part of the management plan.

Commissioner Siebert asked since the trees are not diseased yet, is there an issue with waiting until they have been affected. Associate planner Kearns stated the same question was posed to the forester, and the other question brought up was that these sites are potential developable sites. Mr. Kearns stated the forester identified the trees as being next in the implementation of the plan.

Commissioner Scripps asked if one of the options was to remove and not replace the trees, to which associate planner Kearns stated that is possible if the recommendation is made by the commission.

Commissioner Siebert pointed out that there is the plume of pollution, and asked what type of development could there be in that area, to which associate planner Kearns answered it depends on if WPS cleans up the site in the future or accesses cleanup funds, and if a developer remediates the site. Commissioner Siebert asked if we could turn it into a park, to which associate planner Kearns stated that is an option too.

Aldersperson Ryan asked if the tree removal was put in the city's budget for treatment, to which associate Planner Kearns stated yes the removal was in the budget, but he is not sure if they are left, if they would be treated at all. Aldersperson Ryan asked if we replace the trees, is it possible to replace them with a more mature tree, to which associate planner Kearns stated at the time of replacement, the zoning code becomes applicable which regulates tree size in parking lots, but you can recommend larger if you choose. He also stated that the reason the city does not handle all the trees at once is because of the cost and saving money.

**Motion by Aldersperson Ryan to approve the request from City Parks and Recreation Department to remove ash trees, consistent with the adopted Emerald Ash Borer Management Plan in the Design Review District with the following condition:**

1. **The replacement trees be a minimum of four inch diameter if feasible, subject to the City Forester’s professional knowledge and expertise given the location of trees.**

Commissioner Scripps pointed out this is the most expensive option, and we are making it more expensive for an area that is blighted.

**Motion carried 4-1. (Siebert voting in the negative)**

5. Amending the Stevens Point Historic Preservation Design Guidelines, to regulate trees and landscaping.

Associate planner Kearns explained as stated prior staff can approve removal of trees greater than six inches. Staff feels more comfortable if, in instances like the previous agenda item, the item would come before the commission. Therefore staff have identified “character defining” within the line items in Minor and Major works of the Design Review Guidelines. Character defining was previously defined in the guidelines, but primarily focused on structures, so staff is recommending to amend the definition so it would identify a sense of property and sense place.

**Motion by Commissioner Woehr to approve amending Section 7.3 and 7.4 of the Stevens Point Historic Preservation Design Guidelines as presented, to regulate trees and landscaping; seconded by Commissioner Siebert.**

**Motion carried 5-0**

6. Staff Update (informational purposes only).

Associate planner Kearns stated there is no staff update at this time.

Commissioner Beveridge recognized Tori Jennings to speak regarding a request for a future agenda item for the Historic Preservation / Design Review Commission to discuss.

Tori Jennings, 1632 Ellis Street, brought up the signage in the downtown area and encouraged the commission to look into the sign guidelines downtown. She had a concern for the recent replacement of the Massage Therapy and Chiropractor signs downtown and feels that they do not match with the façade of the building. Associate planner Kearns explained that signage typically goes before the chairperson and staff to review, and within our ordinance, a sign face of a cabinet sign or framed sign can be changed without affecting the sign. It is something that we can add to a future agenda for discussion, the sign ordinance specifically relating to the B-3 district. ]

7. Adjourn.

**Meeting adjourned at 5:52 PM.**

# Administrative Staff Report

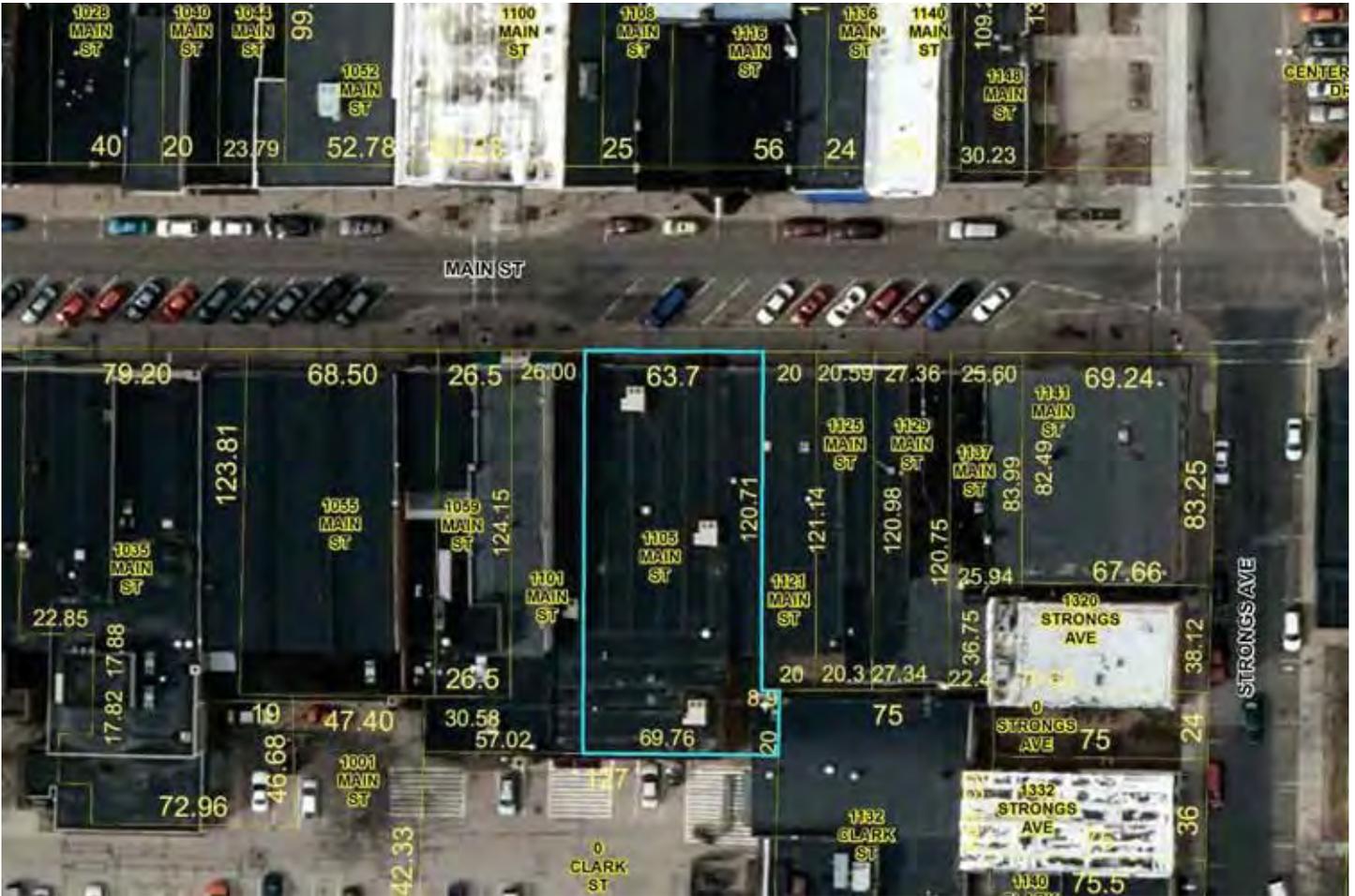
**Façade Improvement  
Design Review Request  
1105 Main Street  
February 24, 2016**



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>• Sentry Insurance</li> </ul> <p><b>Staff:</b></p> <ul style="list-style-type: none"> <li>• Michael Ostrowski, Director <a href="mailto:mostrowski@stevenspoint.com">mostrowski@stevenspoint.com</a></li> <li>• Kyle Kearns, Associate Planner <a href="mailto:kkearns@stevenspoint.com">kkearns@stevenspoint.com</a></li> </ul> <p><b>Parcel Number(s):</b></p> <ul style="list-style-type: none"> <li>• 2408-32-2026-53</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 – Doxtator</li> </ul> <p><b>Lot Information:</b></p> <ul style="list-style-type: none"> <li>• Actual Frontage: 63 feet</li> <li>• Effective Depth: 141 feet</li> <li>• Square Footage: 8,883</li> <li>• Acreage: 0.204</li> </ul> <p><b>Structure Information:</b></p> <ul style="list-style-type: none"> <li>• Year Built: addition 1966 (50 years)</li> <li>• Number of Stories: 1</li> </ul> <p><b>Current Use:</b></p> <ul style="list-style-type: none"> <li>• Commercial</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>Request from the Sentry Insurance for design review approval to perform exterior improvements at 1105 Main Street (<b>Parcel ID 2408-32-2026-53</b>).</p> <p><b>Attachment(s)</b></p> <ol style="list-style-type: none"> <li>1. Property Data</li> <li>2. Application</li> <li>3. Renderings</li> </ol> <p><b>City Official Design Review / Historic District</b></p> <ol style="list-style-type: none"> <li>1. Downtown Design Review District</li> <li>2. Mathias Mitchell Public Square District</li> </ol> <p><b>Staff Recommendation</b></p> <p>Based on the findings below, staff would recommend approval of the design review request for 1105 Main Street with the following conditions:</p> <ol style="list-style-type: none"> <li>1. EIFS shall be removed behind the brick columns and metal paneling prior to installation.</li> <li>2. Brick columns and metal paneling shall be directly connected to the structural backing behind the EIFS to ensure the improvements remain sound and weather resistant.</li> <li>3. Type N mortar shall be used as defined by the American Society for Testing and Materials (ASTM), matching in color and texture to the proposed brick.</li> <li>4. A sample brick shall be provided to be reviewed and approved by the chairperson and designated agent.</li> <li>5. Metal details including color, design (i.e. corrugated), etc. shall be submitted to be reviewed and approved by the chairperson and designated agent.</li> <li>6. EIFS Paint Colors, light brown and gray, shall be submitted for review and approval by the chairperson and designated agent.</li> <li>7. Light fixtures shall be attached in the brick mortar.</li> <li>8. Light fixtures shall be black in color.</li> <li>9. Proposed awning colors, black or brown, shall be submitted for review and approval by the chairperson and designated agent.</li> <li>10. Awnings shall have a valance similar to the existing awnings.</li> <li>11. Building codes and zoning ordinance requirements shall be met</li> <li>12. All applicable building permits shall be obtained.</li> </ol>
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## Vicinity Map



## Scope of Work

Sentry Insurance, a recent tenant at 1105 Main Street, is requesting design review approval to replace awnings, install brick pillars, paint exterior insulation finishing system (EIFS), and install exterior lighting along the front façade of 1105 Main Street. The property falls within the Design Review District and Mathias Mitchell Public Square Historic District, and is located in the heart of downtown. Currently two storefronts exist in the building with a common entrance that splits to serve each tenant. Sentry insurance recently located within the east tenant space and has proposed tenant improvements to improve the building interior and exterior aesthetics. Note that currently the entire front façade is EIFS. Details for proposed building improvements are below.



Proposed Improvements

## North Elevation

1. Remove fabric from three existing awnings.
2. Install new black/brown fabric on three existing awnings.
3. Install brick/brick veneer columns to the existing columns.
4. Install an anodized bronze metal paneling above the entrance.
5. Prepare, repair and paint the Exterior Insulation Finishing System (EIFS) using a light brown and gray color scheme.
6. Remove lighting and replace with black/bronze up and down lighting cylinder fixtures along brick columns.

## CHAPTER 22: HISTORIC PRESERVATION

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

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

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

**Guidelines of Review** (numbers refer to guidelines standards)

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

**ENGINEERED OR SYNTHETIC SIDING (Sec. 3.1.1)**

2. Original walls should be properly maintained and repaired when necessary. If an original wall feature must be replaced due to excessive deterioration or damage, the new feature should match the original in size, profile, material and texture. .

**Analysis:** The original wall material and design is unknown as EIFS has covered the original façade. The proposed improvement activities involve adding elements to the EIFS, such as the brick columns and lights. The EIFS is not a recommended building treatment in historic districts however is existing and can be maintained. Furthermore, given the EIFS improvement the building may not contribute to the downtown historic character.

**Findings:** Staff would recommend that brick columns, and metal paneling be directly connected to the structural backing behind the EIFS to ensure the façade remains sound and weather resistant.

6. Whenever synthetic siding already exists, it can be replaced with wood or an approved material. Original siding is recommended to be restored if synthetic siding is removed.

**Analysis:** The applicant is not requesting to remove the entire EIFS.

**Findings:** While the entire EIFS façade should be removed, the applicant has not proposed removal, except for brick column installation. Therefore, the EIFS can be maintained, repaired and painted. Staff would recommend the removal of EIFS for the construction and the installation of brick columns and metal paneling to ensure a sound improvement and weather resistance. Staff strongly encourages the entire removal of EIFS and full

restoration of the façade, however it is understandable that these are tenant improvements and a full restoration is not proposed, as costs would significantly increase.

**STOREFRONTS (Sec. 3.7)**

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

**Analysis:** The building has been changed and has little historical characteristics given the installation of EIFS. No changes are proposed to the windows and doors. Furthermore, existing awning frames are proposed to be re-fitted with new fabric, metal added above the entrance, EIFS painted, and brick columns with lighting added.

**Findings:** The only existing distinctive physical characteristics on the building are the awnings and lighting. Additionally, the two-tone brown and tan color scheme adds aesthetics. The applicants proposed changes will add other physical characteristics in the brick columns, while changing the lights also. Furthermore, the proposed metal above the door will introduce another material to the building and create a single area for signage for both tenants. Staff would recommend the submittal of further metal details including color, design (i.e. corrugated), etc. to be reviewed and approved by the chairperson and designated agent.



Existing Storefront



Proposed Storefront

- Using materials which detract from the historic or architectural character of the building, such as mirrored glass, are not recommended.

**Analysis:** Again, there are no historical characteristics on the building from its original construction, as the entire façade has been covered with EIFS.

**Findings:** The only existing distinctive physical characteristics on the building are the awnings and lighting. Additionally, the two-tone brown and tan color scheme adds aesthetics. The applicants proposed changes will add other physical characteristics including brick columns, metal paneling, and lights.

#### PAINT (Sec. 3.11)

- Painting architectural features such as trim, brackets, corner boards, and moldings a different color than the body of the structure will accentuate these architectural details.

**Analysis:** Minor details exist on the EIFS, which are currently accentuated with a tan and brown color scheme. For example, the existing column bases and headings, along with light backings and building cornice are all distinctly different from the textured EIFS and therefore have been painted appropriately and are proposed to be painted black or gray.

**Findings:** As seen in the rendering above, the applicant is proposing to maintain these EIFS characteristics through using a separate paint color, and in addition tie in the awnings and lights with a similar color. Furthermore, the proposed brick will assist in detracting aesthetic appeal from the EIFS and will more closely match the surrounding buildings constructed of brick. Staff would recommend EIFS paint colors, light brown and black or gray, to be submitted for review and approval by the chairperson and designated agent.

#### LIGHTING (Sec. 4.2)

- The design of lighting fixtures and poles should be compatible in size, scale, material and brightness with the structure, landscape, and neighborhood setting.

**Analysis:** Four gooseneck style lights exist on the building. Note the existing light fixtures offer historic characteristics. The proposed light fixtures are positioned to accentuate the brick columns and therefore will project light upwards and downwards on the columns. Specifics on proposed lighting have not been provide.

**Findings:** While the proposed lights do not have historic characteristics, the building is a non-contributing structure in the district due to the EIFS, and therefore, the proposed lighting may be appropriate. Furthermore, the proposed lighting accentuates brick columns, an architectural feature, that more closely match characteristics from nearby contributing buildings. Lastly, there will be limited light spill over onto the street or adjacent properties due to the light design and configuration. Staff would recommend the light fixtures be attached in the brick mortar and be black in color.



#### AWNINGS (Sec. 4.5)

- Awnings shall be placed only on structures for which they are historically accurate or which there existing physical evidence of previous treatment.

**Analysis:** The applicant is proposing to replace awnings with a black fabric, using existing frames.

**Findings:** The existing awnings are faded and dirty, in need of replacement. While black awnings are not typically seen in downtown, they fit within the proposed façade improvement activities and color scheme. Black awnings were also recently approved on a nearby building on Strongs Avenue. Staff would recommend awnings have a valance similar to the existing awnings and awning colors, black or brown, shall be submitted for review and approval by the chairperson and designated agent.

After review, staff would recommend approving the request with the conditions outlined on page one of the staff report. No major historic defining elements are in jeopardy of being lost with the improvements, as very few exist given the addition of EIFS. Overall, the building improvement activities should increase the building aesthetics and assist in establishing a connection and drawing characteristics of surrounding buildings into this façade.

## Photos

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North Façade – Facing Main Street



North Façade – Facing Main Street



EIFS – Close-Up



North Façade – Lighting and Awning

Name and Address		Parcel #	Alt Parcel #	Land Use
PDKB Holdings LLC 1497 Old Wausau Road Stevens Point, WI 54481		240832202653	240832202653	Store, Retail
		Property Address		Neighborhood
		1105 Main St		Cntrl Bus & 2nd St area(Comm)
Subdivision		Zoning		
Display Note		Metes And Bounds		B3-CENTRAL BUSINESS

**OWNERSHIP HISTORY**

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
PDKB Holdings LLC	8/28/2002	\$300,000	Warranty Deed	613375		Land & Build.
River City Renaissance LLC	12/30/1998	\$82,500	Quit Claim Deed	55	2570	Land & Build.
River City Renaissance LLC	7/8/1998	\$67,500	Warranty Deed	54	2620	Land & Build.
River City Renaissance LLC	7/8/1998	\$82,500	Warranty Deed	54	2619	Land & Build.

**SITE DATA**

**PERMITS**

Actual Frontage	Effective Frontage	Effective Depth	Square Footage	Acreage	Date	Number	Amount	Purpose	Note
63.0	63.0	141.0	8,883.0	0.204					

**2015 ASSESSED VALUE**

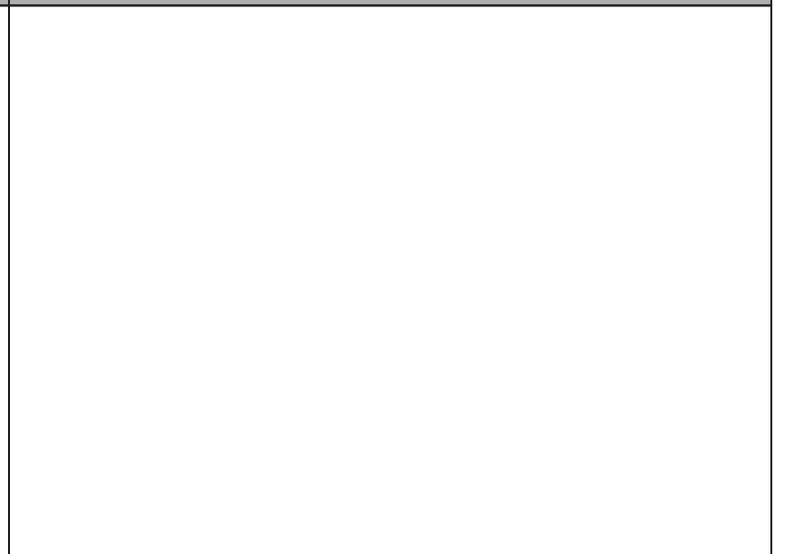
Class	Land	Improvements	Total
(2) - B-Commercial	\$58,600	\$257,500	\$316,100
<b>Total</b>	<b>\$58,600</b>	<b>\$257,500</b>	<b>\$316,100</b>

**LEGAL DESCRIPTION**

PRT NE NW S32 T24 R8 BEG ON SL MAIN 226.08' W OF WL STRONGS TH E 63.70' TH S 120.71' TH W 2.45' TH S 19.29' TH W 61.25' TH N 140' TO POB & OUTLOT 1 CSM #3992-14-48 613375

**PROPERTY IMAGE**

**PROPERTY SKETCH**



Name and Address		Parcel #	Alt Parcel #	Land Use
PDKB Holdings LLC 1497 Old Wausau Road Stevens Point, WI 54481		240832202653	240832202653	Store, Retail
		Property Address		Neighborhood
		1105 Main St		Cntrl Bus & 2nd St area(Comm)
Subdivision		Zoning		
Display Note		Metes And Bounds		B3-CENTRAL BUSINESS

**BUILDING SUPERSTRUCTURE DATA**

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Store, Retail (C avg)	1966	8,626	Masonry - Avg	14

<b>Total Area</b>	8,626
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**BASEMENT DATA**

**COMPONENTS**

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area
1	1	Store, Retail - Unfin Bsmnt	8,626				

**DETACHED IMPROVEMENTS**

Structure	Year Built	Square Feet	Grade	Condition

**SITE IMPROVEMENTS**

**STRUCTURE DATA**

Site Improvement	Units	Age	43
		Year Built	1966
		Eff. Year	1973
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	1.00
		Business Name	Retail - Vacant



# HISTORIC PRESERVATION/ DESIGN REVIEW COMMISSION

City of Stevens Point  
Community Development Department

1515 Strongs Avenue, Stevens Point, WI 54481  
(715) 346-1567  
(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	Sentry Insurance A Mutual Company	Contact Name	Carl Chase
Address	1800 North Point Drive	Address	1800 North Point Drive
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	Stevens Point, WI 54481
Telephone	715-346-6000	Telephone	715-346-6270
Fax		Fax	
Email		Email	Carl.Chase@Sentry.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	Pat Barlow	Owner's Name	
Address	1105 Main Street	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone	715-572-9557	Telephone	
Fax		Fax	
Email		Email	

### PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
Legal Description of Subject Property		
Area of Subject Property (Acres/Sq Ft)		Area of Building or Structure (Sq Ft)
4,000		8,000

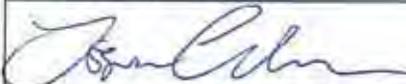
Current Zoning District(s)		Current Historic District(s) - Local, State, National	
Commercial		Local- Historic District	
Designated Future Land Use Category	Current Use of Property	Proposed Use of Property	
Commercial	Commercial	Commercial	
Briefly describe the proposed building, structure construction, 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)			
We are proposing a facade remodel for 1105 Main; including EIFS repair and paint, awning replacement, new brick on columns, new light fixtures.			
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 destroy any architectural features. The facade is not original or historic. We plan to add historic design elements.			
Does the proposed work match and harmonize with the external appearance of adjacent neighboring improvements. Explain your answer.			
We would like to take the current 70's facade and add historic elements, using some of the same materials used on the Children's Museum facade.			
Does the proposed work conform to the objectives of the historic preservation plan for said district (if any)? Explain your answer.			
Yes we believe the that it does, using neutral paint colors, brick on the columns, and historic/classic light fixtures.			
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.			
Please see attached plans and images			

**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 checked="" type="checkbox"/>	

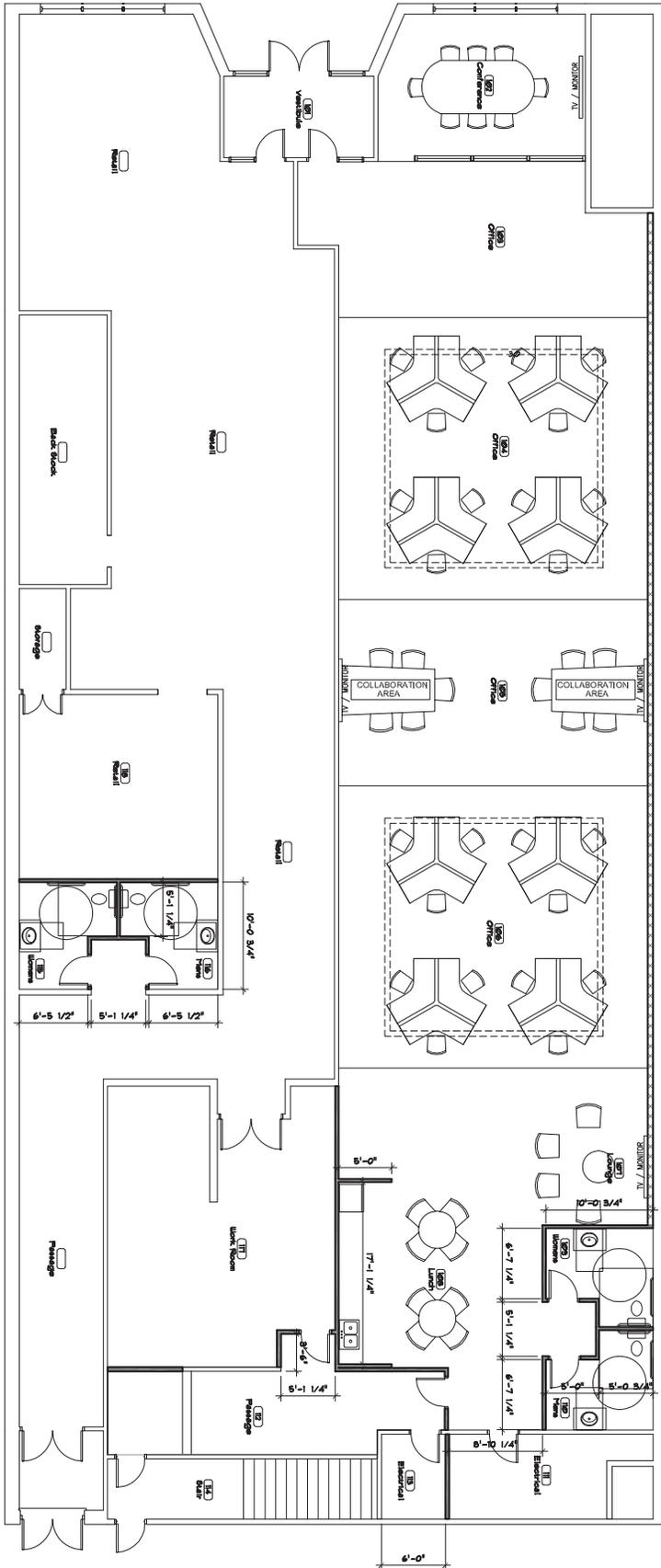
**CERTIFICATION AND SIGNATURE**

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.

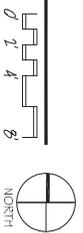
Signature of Applicant	Date	Signature of Property Owner(s)	Date
	2/24/16		



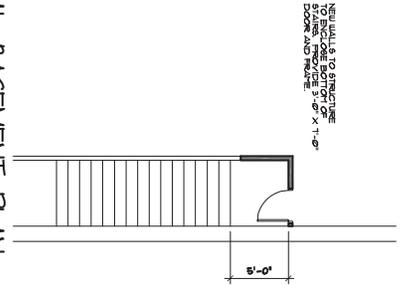
MAIN ST.



1 FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



2 PARTIAL BASEMENT PLAN  
SCALE: 1/4" = 1'-0"



NEW WALL TO STRUCTURE  
5'-0" MIN. FROM WALL  
DOOR 3'-0" MIN. WIDE

Code Data	
Governing Code Wisconsin Enforced 2009 International Building Code	Occupant Capacity 1004.1.1 Business B 100y per Occ. = 3900 / 100 = 39 Retail 100y per Occ. = 4200 / 60 = 70 Total = 109
Occupancy Classification - 303.1 Business - Business B	Sanitary Facilities Table 2002.1 TENANT 1 - 39 OCCUPANTS = 26 EACH SEX TENANT 2 - 70 OCCUPANTS = 35 EACH SEX
Business - Retail Retail Space - Mercantile M	REQUIRED - TENANT 1 - BUSINESS MEN URN LAV 1/25 WOMEN LAV 1/25 PROPOSED - TENANT 1 - BUSINESS MEN URN LAV 1/25 WOMEN LAV 1/25
Fire Separations - 508.4 NON SEPARATED USES 502.2.2	REQUIRED - TENANT 2 - MERCANTILE MEN URN LAV 1/25 WOMEN LAV 1/25 PROPOSED - TENANT 2 - MERCANTILE MEN URN LAV 1/25 WOMEN LAV 1/25
Allowable Height & Area - TABLE 503 1 STORY 35,000 SF ALLOWABLE Actual Building Area 8,500 SF Gross	DRINKG RNTN DRINKG RNTN DRINKG RNTN
Type of Construction - TABLE 601 Type III B	DRINKG RNTN DRINKG RNTN
Fire Protection 903.2.1.3 N/A	DRINKG RNTN DRINKG RNTN
Required Exit Width - Table 1005.1 TENANT 1 - 20' PER OCC. REQ'D - 100' PER OCC. REQ'D TENANT 2 - 20' PER OCC. REQ'D - 100' PER OCC. REQ'D Exit Access Travel Distance 1016.1 Business/Retail/Biz/ Occupancy Non sprinkled - 200 FT. Slair Endurance 1022.1 Business/Retail/Biz/ Occupancy 200' 5' person = 39 Occ. Greater than 10 Occ. stair needs to be enclosed.	

A101

DATE  
02.13.16  
DRAWN BY  
15201

REVISIONS

IT Co-op  
FOR  
Sentry Insurance  
1105 Main Street  
Stevens Point, Wisconsin

Floor Plan

arc central inc.  
Lucas Dolan  
architecture construction management interior design  
132 1st Street North, Wisconsin Rapids, WI 54484 715.421.1330  
1022 Main Street, Stevens Point, WI 54481 715.447.2239



# Memo

**Plan Staff**

Community Development

City of Stevens Point

1515 Strongs Avenue

Stevens Point, WI 54481

Ph: (715) 346-1567 • Fax: (715) 346-1498

## City of Stevens Point – Department of Community Development

To: Historic Preservation / Design Review Commission  
From: Plan Staff  
CC:  
Date: 2/24/2016  
Re: 4. Request from Mike Beacom for a conceptual design review of exterior work at 1052 Main Street (Parcel ID 2408-32-2029-38). No action will be taken; this item is for discussion purposes only.

The building owners at 1052 Main Street, known as the Downtown Plaza Building, are seeking preliminary design review for concept plans for façade improvement activities on the building. Below is the applicant's request:

*JLP Enterprises is working with Tori Jennings (with the hope of enlisting COFAC student assistance) to produce renderings for Downtown Plaza (1052 Main Street). The renderings will explore new facade options for the three-surface building and concepts to improve building signage so as to help promote the entrepreneurial initiative the building's owners are working on with Arts Alliance of Portage County.*

*Mike Beacom of JLP Enterprises would like to discuss this in more detail with HPDRC before beginning the planning phase because this project would exceed facade program funding guidelines - similar to the Green project across the street - and may seek a time period exclusion based on Downtown Plaza being the only building represented from its time period (70s) in the downtown area.*

Further information may be provided by the applicant at the meeting regarding proposed project activities, along with a presentation by the applicant. Staff have provided pictures of the building below for reference. Also, attached is a response from the State's Historical Preservation Office regarding the building which was received when awnings were pursued. No action is needed by the Historic Preservation Commission for this item. The applicant is only seeking guidance on proposed façade improvement activities.

## Photos

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South Building Façade – Facing Main Street



South Building Façade – Facing Main Street



South Building Façade - Facing Main Street



East Façade – Connecting Walkway



Name Plate – Building Material

Name and Address		Parcel #	Alt Parcel #	Land Use
1052 Main Steet LLC c/o Point Housing 1052 Main St #102B Stevens Point, WI 54481		240832202938	240832202938	Office Building
		Property Address		Neighborhood
		1052 Main St		Cntrl Bus & 2nd St area(Comm)
		Subdivision		Zoning
Display Note	Revised Parcel for 2006	Certified Survey Map		B3-CENTRAL BUSINESS

**OWNERSHIP HISTORY**

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
1052 Main Steet LLC BCK Rentals LLC	8/9/2013	\$440,000	Warranty Deed	788325		Land & Build.
	8/5/2005	\$529,500	Warranty Deed	676837		Land & Build.

**SITE DATA**

**PERMITS**

Actual Frontage	52.8	Date	Number	Amount	Purpose	Note
Effective Frontage	52.8	11/25/2013	13-0700	\$750	020 Electrical	general & lights
Effective Depth	180.0	11/25/2013	13-0700	\$500	066 Plumbing	move pipes/taking out
Square Footage	9,498.8	11/25/2013	13-0700	\$6,000	009 Basmt Imprvmt/A	drywall & doors
Acreage	0.218	10/31/2013	13-0641	\$400	020 Electrical	
		10/31/2013	13-0641	\$1,450	042 Interior Renov/Re	Add wall 2 make 2 uni
		6/14/2011	11-339	\$400	066 Plumbing	hwh

**2015 ASSESSED VALUE**

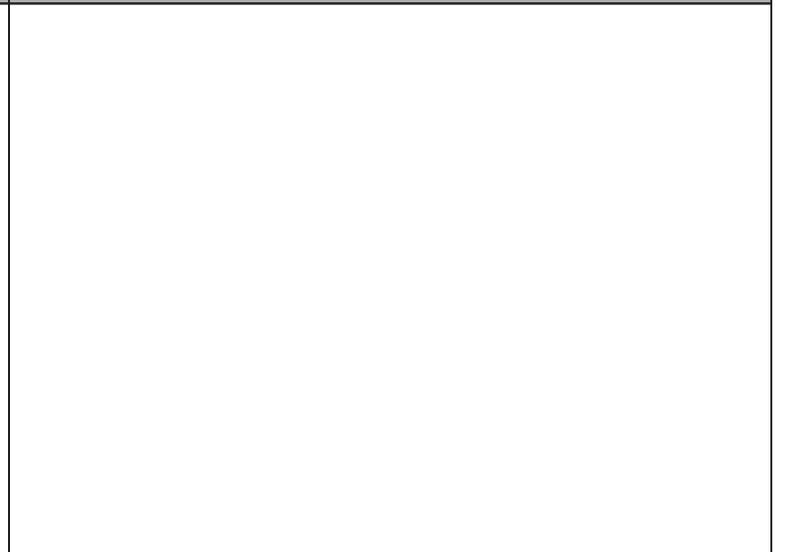
Class	Land	Improvements	Total
(2) - B-Commercial	\$62,700	\$395,100	\$457,800
<b>Total</b>	<b>\$62,700</b>	<b>\$395,100</b>	<b>\$457,800</b>

**LEGAL DESCRIPTION**

LOT 1 CSM#8880-36-110 BNG PRT LOTS 4 & 19 BLK 29 V BROWN ADD BNG PRT NENW; ESMT W 8' AS DES IN 395/885-6 & VAC MAIN ST AGRMT RIGHTS S32 T24 R8 788325

**PROPERTY IMAGE**

**PROPERTY SKETCH**



Name and Address		Parcel #	Alt Parcel #	Land Use
1052 Main Steet LLC c/o Point Housing 1052 Main St #102B Stevens Point, WI 54481		240832202938	240832202938	Office Building
		Property Address		Neighborhood
		1052 Main St		Cntrl Bus & 2nd St area(Comm)
		Subdivision		Zoning
Display Note	Revised Parcel for 2006	Certified Survey Map		B3-CENTRAL BUSINESS

**BUILDING SUPERSTRUCTURE DATA**

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Office Bldg (B avg)	1979	14,750	Fire-resistant Masonry	11

<b>Total Area</b>		14,750
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**BASEMENT DATA**

**COMPONENTS**

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area
1	1	Office Bsmnt - Finished	1,470				
1	1	Office Bsmnt - Unfinished	3,420				

**DETACHED IMPROVEMENTS**

Structure	Year Built	Square Feet	Grade	Condition

**SITE IMPROVEMENTS**

**STRUCTURE DATA**

Site Improvement	Units	Age	37
		Year Built	1979
		Eff. Year	1979
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	2.00
		Business Name	Office Bldg

**From:** [Kyle Kearns](#)  
**To:** [Kyle Kearns](#)  
**Subject:** RE: 1052 Main Street - Awning Request  
**Date:** Wednesday, February 24, 2016 12:44:23 PM

---

**From:** Davel, Jennifer N - WHS [mailto:[Jennifer.Davel@wisconsinhistory.org](mailto:Jennifer.Davel@wisconsinhistory.org)]  
**Sent:** Monday, February 2, 2015 1:48 PM  
**To:** Kyle Kearns <[KKearns@stevenspoint.com](mailto:KKearns@stevenspoint.com)>  
**Subject:** RE: 1052 Main Street - Awning Request

Hello Kyle,

Because this building is not a contributing structure in the historic district, we don't really have guidelines for this. I would recommend double checking the preservation ordinance to see if the guidelines apply to non-contributing as well. As an aside, while it is a general rule of thumb that we don't want buildings to falsify history by adding elements they never had historically, this building is clearly an example of the Brutalist architecture movement. I don't think an awning such as this one would be detrimental.

Please note, I have no review authority over this project but simply offering a response to your design question.

Best regards,

Jen Davel  
Preservation Architect  
Wisconsin Historical Society  
816 State St, Rm 312, Madison WI 53706  
Phone: 608-264-6490  
FAX: 608-264-6504  
Email: [Jen.Davel@wisconsinhistory.org](mailto:Jen.Davel@wisconsinhistory.org)

*Collecting, Preserving and Sharing Stories Since 1846*

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**From:** Kyle Kearns [mailto:[KKearns@stevenspoint.com](mailto:KKearns@stevenspoint.com)]  
**Sent:** Friday, January 30, 2015 1:18 PM  
**To:** Davel, Jennifer N - WHS  
**Cc:** Kyle Kearns  
**Subject:** FW: 1052 Main Street - Awning Request

Hi Jen,

Please see the threads below and attachments. I am looking to receive input on the state's stance on putting awnings on a building that traditionally did not have them.

Thanks you for your consideration.

**Kyle Kearns**

Economic Development Specialist / Associate Planner  
City of Stevens Point

Stevens Point City Hall  
1515 Strongs Ave  
Stevens Point, WI 54481  
Ph: (715)342-4158  
Email: [kkearns@stevenspoint.com](mailto:kkearns@stevenspoint.com)

# Administrative Staff Report

## Windows and Stairs Design Review Request 1035-45 Main Street February 23, 2016



Department of Community Development  
1515 Strong's 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>Al Tessmann, representing the property owner</li> </ul> <p><b>Staff:</b></p> <ul style="list-style-type: none"> <li>Michael Ostrowski, Director <a href="mailto:mostrowski@stevenspoint.com">mostrowski@stevenspoint.com</a></li> <li>Kyle Kearns, Associate Planner <a href="mailto:kkearns@stevenspoint.com">kkearns@stevenspoint.com</a></li> </ul> <p><b>Parcel Number(s):</b></p> <ul style="list-style-type: none"> <li>2408-32-2026-52</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 – Doxtator</li> </ul> <p><b>Lot Information:</b></p> <ul style="list-style-type: none"> <li>Actual Frontage: 79 feet</li> <li>Effective Depth: 162 feet</li> <li>Square Footage: 12,820</li> <li>Acreage: 0.294</li> </ul> <p><b>Structure Information:</b></p> <ul style="list-style-type: none"> <li>Year Built: addition 1900 (116 years)</li> <li>Number of Stories: 2</li> </ul> <p><b>Current Use:</b></p> <ul style="list-style-type: none"> <li>Commercial</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>Request from Al Tessmann, representing the property owner, for design review approval to replace windows and construct a rear staircase at <b>1035-45 Main Street (Parcel ID 2408-32-2026-52)</b>.</p> <p><b>Attachment(s)</b></p> <ol style="list-style-type: none"> <li>Property Data</li> <li>Application</li> <li>Renderings</li> </ol> <p><b>City Official Design Review / Historic District</b></p> <ol style="list-style-type: none"> <li>Downtown Design Review District</li> <li>Mathias Mitchell Public Square District</li> </ol> <p><b>Staff Recommendation</b></p> <p>Based on the findings below, staff would recommend approval of the design review request for 1035-45 Main Street with the following conditions:</p> <ol style="list-style-type: none"> <li>Wooden windows shall be installed.</li> <li>Window trim/mouldings and accents shall be painted a color matching or complementing the existing trim color, silver.</li> <li>New window/door trim or moulding shall match that of the originals being restored.</li> <li>Windows shall be prohibited from having tint.</li> <li>A windows sill matching the originals elsewhere on the building shall be installed for new windows.</li> <li>Windows shall fit the full height and width of existing openings.</li> <li>The first floor rear vented window opening shall be preserved and utilize a half window.</li> <li>Details reflecting historic and commercial characteristics shall be submitted for the south (rear) elevation door to be reviewed and approved by the chairperson and designated agent.</li> <li>Building lines along windows shall be preserved and matched along all building facades.</li> <li>Type N mortar shall be used as defined by the American Society for Testing and Materials (ASTM), matching in color and texture to the original mortar</li> <li>Brick matching the original in size and paint color shall be installed under the second floor rear façade middle window.</li> </ol>
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12. The exterior rear stairwell designs shall be submitted to be reviewed and approved by the chairperson and designated agent. The metal stairwell shall be constructed of metal and be black in color.
13. Building codes and zoning ordinance requirements shall be met
14. All applicable building permits shall be obtained.

## Vicinity Map



## Scope of Work

Al Tessmann, representing the property owner, is requesting design review approval to install 5 new windows and a rear access door, along with rear exterior access stairwell at 1035-45 Main Street. The property falls within the Design Review District and Mathias Mitchell Public Square Historic District, and is located in the heart of downtown. Currently a commercial restaurant operates in the sole storefront on the first floor. The second floor is currently vacant, however the applicant has requested a conditional use permit to construct two apartment units. The proposed exterior stairwell is for a second ingress/egress to the apartments. Note also, that the stairwell would exist on City property and therefore requires proper approval through the Common Council. The Specific details regarding the proposed addition are below.



**Proposed Improvements**

## North Elevation

1. Replace four second story windows with window inserts.
2. Repair existing window frames.
3. Prep and paint exterior with a quality product

## South Elevation

1. Move existing door opening to east existing window.
2. Install new exterior door, under existing brick arch
3. Install two new exterior windows, under existing brick arch
4. Remove existing fire escape platform
5. Install an external stairway to the second floor door.
6. Fill existing boarded and vented window opening with brick.
7. Run electrical service from the nearby transformer underground to serve the apartments, and perform upgrades to meters. This will involve work within the right-of-way to remove and replace existing concrete.

*CHAPTER 22: HISTORIC PRESERVATION**Division 5.02 Regulation of Construction, Reconstruction, Alteration, and Demolition*

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

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

**Guidelines of Review** (numbers refer to guidelines standards)

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

**WINDOWS (Sec. 3.4)**

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

**Analysis:** A total of six new white wooden double hung windows are proposed, two on the rear (south) façade and four on the front (north) façade. Windows are proposed as inserts and will utilize existing trim mouldings. The existing residential windows are deteriorated beyond repair and very inefficient, as the photos indicate. A second floor door is also proposed on the south (rear) façade to service the apartment units, for which details have not been provided.

**Findings:** Staff would recommend that windows trim/mouldings and exterior window casing be painted to match the color found on the first floor window trim. Secondly staff would recommend windows be full height and width of the window openings. Furthermore, staff would recommend details reflecting historic and commercial characteristics for the rear (south) elevation door to be reviewed and approved by the chairperson and designated agent.



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

**Analysis:** Window inserts are proposed to fit within the full window opening and utilize existing trim/mouldings. Given the proposed apartments and interior renovation, the rear façade door is proposed to be moved east. The former door location will be filled with a window matching the existing openings.



**Findings:** Given the request to move the rear second floor door and add a window, staff feels the request is appropriate given it is on a rear elevation. Staff would recommend brick matching the original in size and paint color be installed underneath the window.

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

**Analysis:** As indicated above, the rear door is proposed to move to the rear eastward window. The applicant has identified that the rounded window header will remain. Furthermore, a new window will replace the former door opening.

**Findings:** While new openings are not recommended, the proposal is on a rear elevation that does not face a public right-of-way, and currently has a rear entrance door. The door allows for ingress and egress to the proposed apartments which fully utilizes the property. Staff would recommend windows in new openings to have windows sills that match the originals elsewhere on the building.

14. Permanently filling in existing window or door openings is not recommended.

**Analysis:** The applicant has requested to fill in an existing boarded and vented window with brick. Furthermore they have requested to move the second floor door and replace it with a window.



**Findings:** While filling in windows is not recommended, the elevation with which the window faces is an alleyway, and is not on a character defining elevation. However, staff would recommend that the window opening remain, and utilize a half window below the vent. If uses ever change on the first floor, the full window opening is preserved and could still be utilized in the future. See the above items regarding the door findings.

#### MASONRY (Sec. 3.2.2)

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

**Analysis:** Brickwork, is limited to that occurring around the windows and rear door. The applicant has also proposed to fill in a first floor rear window with brick.

**Findings:** Staff would recommend that type N mortar be used as defined by the American Society for Testing and Materials (ASTM), matching in color and texture to the original mortar. Lastly, as rear brick is painted, the paint color of new brick should match the existing color. See the above items regarding filling in windows.

#### UPPER FACADES (Sec. 3.8)

1. Original windows should not be covered.

**Analysis:** One window on the south, rear façade is proposed to be covered with brick. The window opening is currently utilized for a vent.

**Findings:** See staff's recommendation above under WINDOW guidelines.

2. Original windows on upper floors that are located on rear or non-character defining elevations may be repaired or replaced with vinyl clad windows that match the originals in design, size, proportions and detail.

**Analysis:** The applicant has proposed to relocate the existing door to the eastern most window on the rear façade. No details have been provide on the door, however the windows are proposed to be wooden and utilize the existing trim/mouldings.

**Findings:** Staff would recommend wooden windows be installed on all elevations. Should the commission approve vinyl windows, staff would recommend windows be wooden on the front (north) building façade. In addition staff would recommend details regarding the door to be provided and reviewed and approved by the chairperson and designated agent.

#### REAR ELEVATIONS (Sec. 3.9)

2. Historic structures that are adjacent to rear parking areas or public rights-of-ways are encouraged to utilize rear entrances allowing public and private access. If the rear entrance is public, awnings and other exterior features should be more subdued than those of the primary elevation.

**Analysis:** A rear entrance to the second floor currently exists in the middle of the building, however, the applicant is requesting to move the entrance to the east window. Removal and installation of brick below the windows would also occur. In order to access the doorway, a staircase is also proposed. Specifics on the staircase have not yet been provided, but may be provided at the meeting.

**Findings:** The rear entrance is fitting on the rear elevation as it uses an existing opening, and will maintain the window header and brickwork. Furthermore, the aesthetics should be improved with



the relocation of the door, as the windows will be more visible and the entire rear façade in more order and neatness. The applicant has indicated that the proposed stairwell will resemble that of a recently approved project at 1140 Main Street, see photo. Staff would recommend the stairwell be constructed of metal and be black in color.

After review, staff would recommend approving the request with the conditions outlined on page one of the staff report. The proposed building improvement activities are primarily occurring on a rear, non-character defining elevation accessible via an alley-way. No major historic defining elements are in jeopardy of being lost with the improvements. Furthermore, the improvements will assist in allowing the property to have a mix of uses and be fully utilized.

## Photos

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North Façade – Facing Main Street



North Façade – Facing Main Street



South Façade – Alley-Way Entrance



North Façade – Entrance Access



South Façade



South Façade - Lower Level



South Façade - Upper Level

Name and Address		Parcel #	Alt Parcel #	Land Use
James E & Patricia A Laabs 1026 Second St N Stevens Point, WI 54481		240832202652	240832202652	Store, Retail/Rstaurant/Warehs
		Property Address		Neighborhood
		1035-45 Main St		Cntrl Bus & 2nd St area(Comm)
		Subdivision		Zoning
Display Note		Certified Survey Map		B3-CENTRAL BUSINESS

**OWNERSHIP HISTORY**

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type

**SITE DATA**

**PERMITS**

Actual Frontage	79.0	Date	Number	Amount	Purpose	Note
Effective Frontage	79.0	8/31/2010	37288	\$2,350	099 Sign	3' x 5' illum
Effective Depth	162.3	8/18/2003	31842	\$8,239	042 Interior Renov/Re	Remodel Green Tea
		7/17/2002	30921	\$220	024 Exterior Renovati	awning rebuild
Square Footage	12,820.0	12/29/1994	24794	\$30,000	042 Interior Renov/Re	Remodel To Restaura
Acreage	0.294	11/2/1994	24704	\$2,750	099 Sign	

**2015 ASSESSED VALUE**

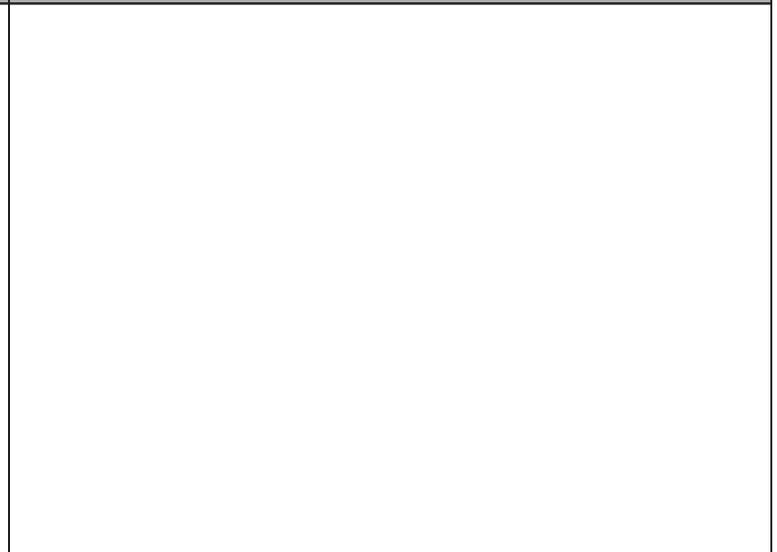
Class	Land	Improvements	Total
(2) - B-Commercial	\$75,100	\$288,300	\$363,400
<b>Total</b>	<b>\$75,100</b>	<b>\$288,300</b>	<b>\$363,400</b>

**LEGAL DESCRIPTION**

LOTS 1 & 2 CSM 5130 18-155 & A,B & C BNG PRT LOTS 1 & 2 SM 3584-12-242 BNG PRT NE NW S32 T 24 R8 TOGETHER WITH ESMT DES IN 577/455

**PROPERTY IMAGE**

**PROPERTY SKETCH**



Name and Address		Parcel #	Alt Parcel #	Land Use
James E & Patricia A Laabs 1026 Second St N Stevens Point, WI 54481		240832202652	240832202652	Store, Retail/Rstaurant/Warehs
		Property Address		Neighborhood
		1035-45 Main St		Cntrl Bus & 2nd St area(Comm)
		Subdivision		Zoning
Display Note		Certified Survey Map		B3-CENTRAL BUSINESS

**BUILDING SUPERSTRUCTURE DATA**

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Store, Retail (C avg)	1923	9,014	Masonry - Avg	12
1	2	Restaurant (C avg)	1900	2,400	Masonry - Avg	12
1	3	Store, Retail (C avg)	1923	3,560	Masonry - Avg	12
1	4	Store, Retail (C avg)	1900	1,848	Masonry - Avg	12
1	5	Warehse, Storage (C avg)	1900	2,400	Masonry - Avg	12

<b>Total Area</b>		19,222
-------------------	--	--------

**BASEMENT DATA**

**COMPONENTS**

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area
1	1	Store, Retail - Finished Bsmnt	2,544	1	1	Elevator - Passenger	1
1	1	Store, Retail - Unfin Bsmnt	4,550				
1	2	Bar/Tav/Restaurant Unf Bsmnt	2,400				

**DETACHED IMPROVEMENTS**

Structure	Year Built	Square Feet	Grade	Condition

**SITE IMPROVEMENTS**

**STRUCTURE DATA**

Site Improvement	Units	Age	56
		Year Built	1900
		Eff. Year	1960
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	2.00
		Business Name	2 Story Retail / Restaurant and S



# HISTORIC PRESERVATION/ DESIGN REVIEW COMMISSION

City of Stevens Point  
Community Development Department

1515 Strongs Avenue, Stevens Point, WI 54481  
(715) 346-1567  
(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	AL TESSMANN	Contact Name	
Address	195 BLACK FOREST DR	Address	
City, State, Zip	PLOVER WI 54467	City, State, Zip	
Telephone	(715) 490-5470	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	Jim Laabs	Owner's Name	
Address	1062 Second St N	Address	
City, State, Zip	Stevens Point WI 54481	City, State, Zip	
Telephone	(715) 684-9462	Telephone	
Fax		Fax	
Email	JimLaabs1@gmail.com	Email	

### PROJECT SUMMARY

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

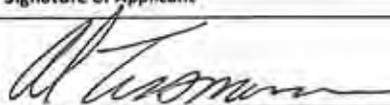
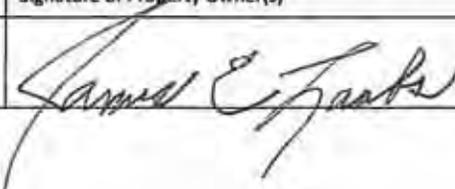
Current Zoning District(s)		Current Historic District(s) - Local, State, National	
Designated Future Land Use Category		Current Use of Property	Proposed Use of Property
Briefly describe the proposed building, structure construction, reconstruction or exterior alteration. Please also provide rationale for the design review request, along with the time schedule (if any) for the project. (Use additional pages if necessary)			
<p><i>• Remove old windows Front &amp; Rear of the Building AND INSTALL New Replacement windows &amp; AND ANY REPAIRS TO EXISTING FRAME'S</i></p> <p><i>• ALSO we need to make a windowed door and the door is windowed</i></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.			
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 <a href="http://www.stevenspoint.com">www.stevenspoint.com</a> ) Explain your answer.			
yes			

**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 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
	2/10/16		2/10/16

### SCOPE OF WORK 1035 Main Street

North Elevation (Main Street) will include the following work:

- Replace 2<sup>nd</sup> story windows
- Install new window inserts
- Repair existing frames
- Prep and paint exterior with a quality product.

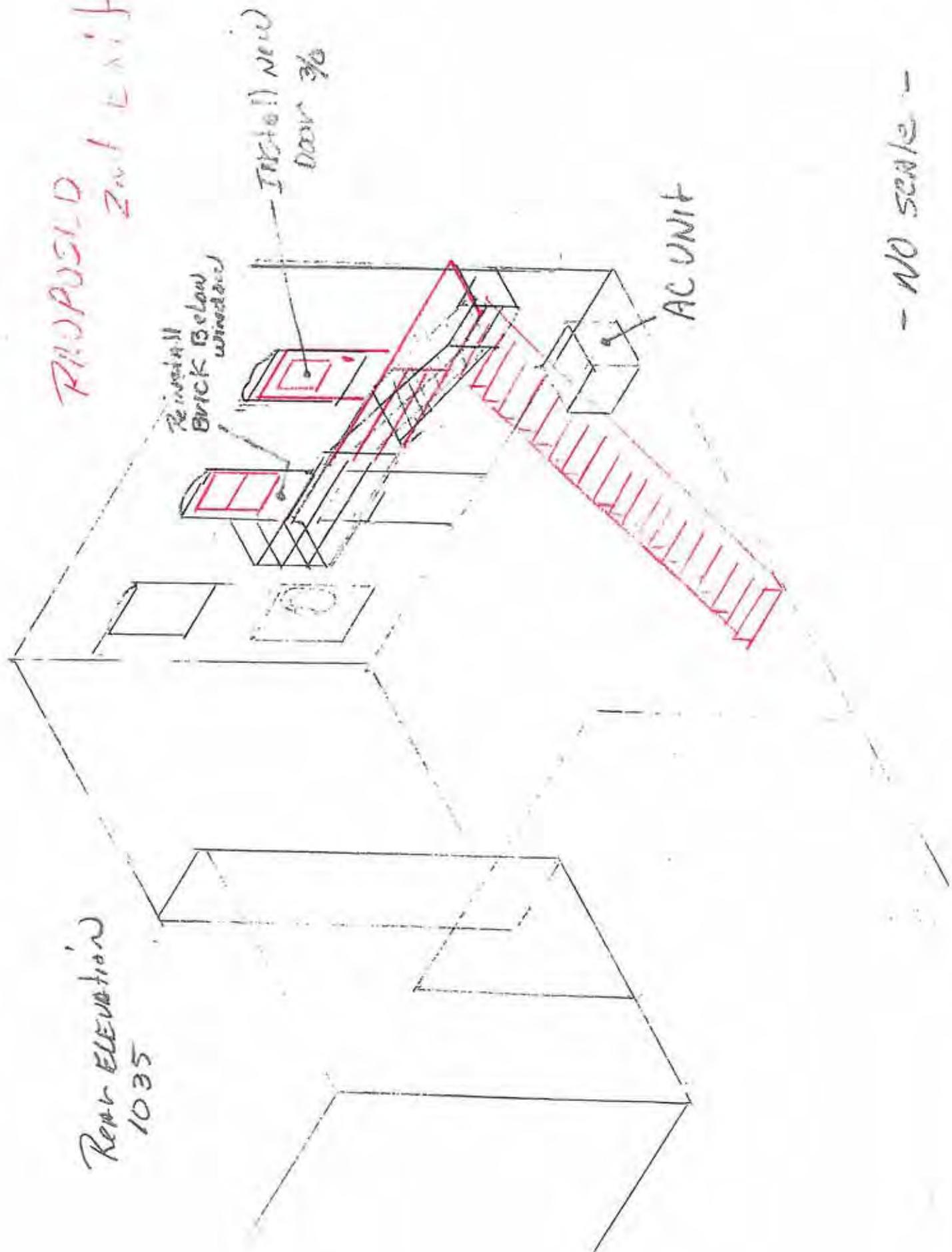
South Elevation (Clark St) will include the following work:

- In back of the building move existing door into an existing window to the East.
- This is to allow for a greater ease of movement to enter and exit the common hall
- Rear door will be replaced.
- Both window and door will remain under existing brick arches
- This will require us to reconfigure the existing fire escape platform
- Remove steps and jump platform
- Create an easier way to move from the apartments to the ground level via stairway (external)
- Large crack on exterior of building will be repaired
- Fill lower window with brick or maintenance free material where an existing exhaust vent currently is located
- Run a new conduit from transformer to a new location at the rear of the building. This will accommodate the electrical service needs of the new apartments.
- Remove concrete from the cities right of way and replaced in a way that conforms with standards outlined in the permit to work in the right of way.
- No other work is anticipated at this time.



TOP OF PAGE

PROPOSED  
2nd Entry



Rear Elevation  
1035

- NO SCALE -

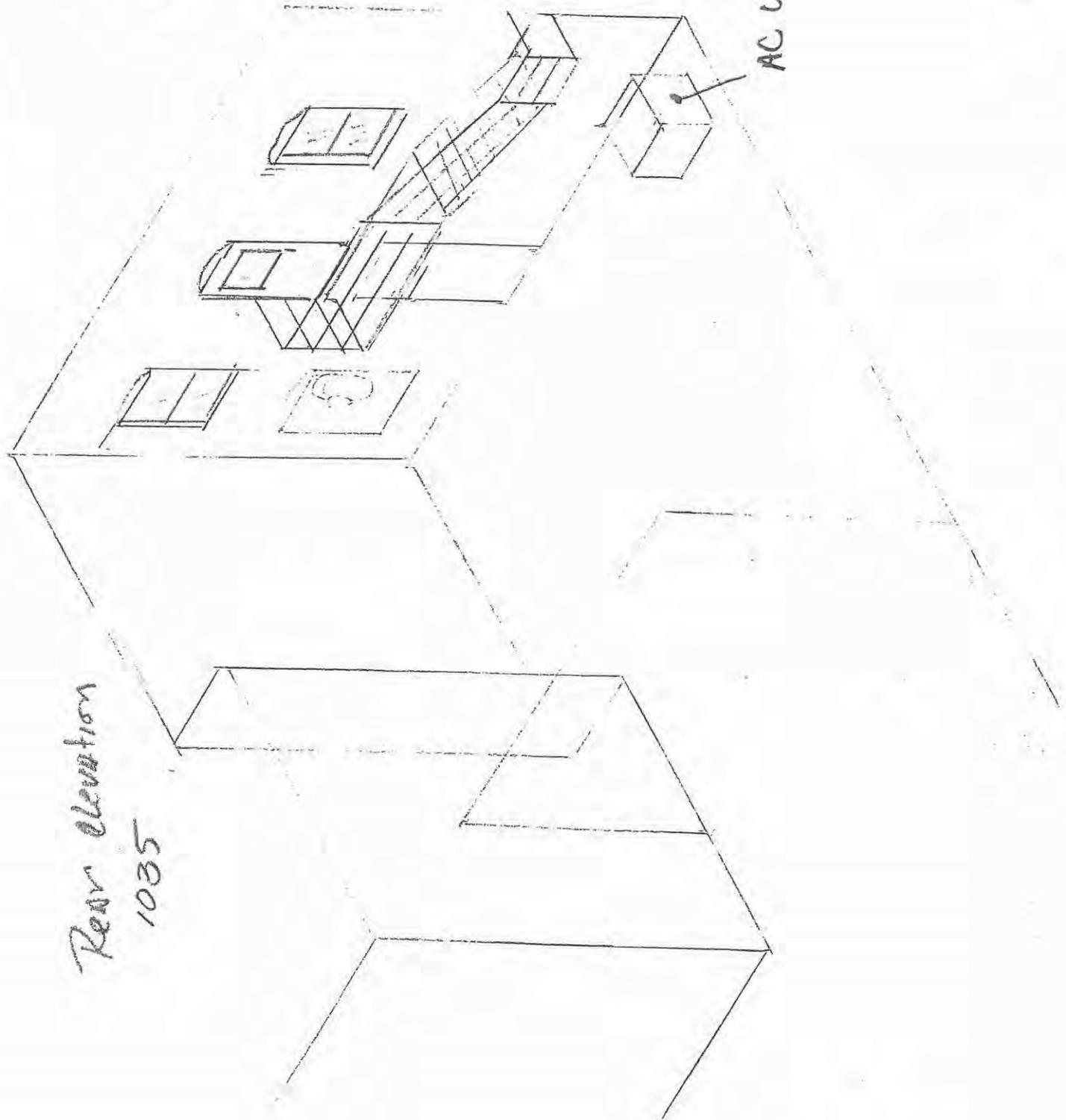
top of page

current Fire Exit

AC UNIT

Rear elevation  
1035

- no scale -



Feltz Lumber Company  
3737 Minnesota Ave  
Stevens Point, WI 54481  
Phone: 715 344-4970  
Fax: 715 344-8260

# QUOTE: 277

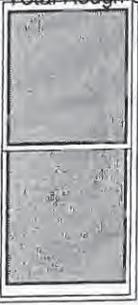
QUOTE DETAIL  
Project Number: 277  
Printed: 2/9/2016 7:16:05 AM

CQ Prj #: 277	System #: 0	Order Date: 2/9/2016	Valid Date: 3/9/2016
Dealer Prj #: 277			
Sold To: 2 FELTZ LUMBER COMPANY 3737 MINNESOTA AVE STEVENS POINT, WI 54481		Ship To: 2 FELTZ LUMBER COMPANY 3737 MINNESOTA AVE STEVENS POINT, WI 54481	
Phone: 715 344-4970	Fax: 715 344-8260	Phone: 715 344-4970	Fax: 715 344-8260

Delivery Instructions:

Drop Ship:

Weather Shield proposes to furnish products as stated below.  
All Units viewed from Exterior.

Item Number: 1	Signature Series	Exterior Color-White
Quantity: 6	Double Hung Tilt	Exterior Trim Options-Aluminum Brickmould
Total Jamb To Jamb: 36 X 78	Rectangle	Alum Trim Nail Fin-Remove Alum Trim Nail Fin
Total Rough Opening: 36 1/2 X 78 1/2	Product Configuration-Complete Unit	Exterior Casing Width-1-11/16"
	Manufactured Date-7-30-2012 to Present	Ext Trim Application-Factory Applied
	Product ID-8109	Installation Clips-5 1/2" Installation Clips
	Product Arrangement-1 Wide	Installation Clip Application-Shipped Loose
	Sizing Method-Jb to Jb/Frame Size	Overall Jamb Depth-6 9/16
	Venting Frame Proportion-Even	Interior Finish-Stain/Seal-Chestnut Stain and Seal
	Overall Jamb Width-36	Jamb Liner Color-Tan
	Jamb Height-78	Glass Type-Zo-E Shield 5
	R/O Width-36 1/2	Glazing Bead Type-Colonial
	Overall R/O Width-36 1/2	EasyCare-W/O EasyCare
	R/O Height-78 1/2	Gas-W/Inert Airspace Gas
	Top Glass Width-30 1/2	Lite Configuration-1 Lite
	Top Glass Height-34 15/16	Venting Options-No Venting Options
	Bottom Glass Width-30 1/2	Hardware Color-Tan
	Bottom Glass Height-34 15/16	Screen-Full Screen
	Egress Unit-Yes	Screen Color-White
	Operating Code-Operating	Screen Application-Shipped Loose
	Exterior Frame Finish-Aluminum Clad	
	Exterior Sash Finish-Aluminum Clad	
	Aluminum Paint Finish-AAMA 2605	

PO: TESSMAN /LAAB GREEN TEA	List Price:	Per Unit: \$1,279.00	Ext. Price: \$7,674.00
-----------------------------	-------------	----------------------	------------------------

# 5,036.06  
 10.00 v/f  
 25.00 Del  
 -----  
 5,071.06  
 278.91 Tx

**# 5,349.97 TOTAL**

Order Subtotal:	\$7,674.00
State Taxes:	\$0.00
City Taxes:	\$0.00
Local Taxes:	\$0.00
Taxes(Other):	\$0.00
Misc Charges:	\$0.00
<b>Grand Total:</b>	<b>\$7,674.00</b>

QUOTE MAY NOT INCLUDE TAXES, SHIPPING CHARGES OR MINIMUM CHARGE ADJUSTMENTS.

Charges for shop drawings, field measurements, and handling fees are not included.

Refer to Acknowledgement for updated pricing.



Sierra Pacific Windows  
575 South Whelen Avenue  
Medford, Wisconsin 54451

Phone: 1-800-433-4873  
Fax: 715-748-6043

**BILL TO:**  
FELTZ LUMBER CO INC  
3737 MINNESOTA AVE

**SHIP TO:**  
FELTZ LUMBER CO INC  
3737 MINNESOTA AVE

STEVENS POINT WI 54481  
715-344-4970 715-344-8260

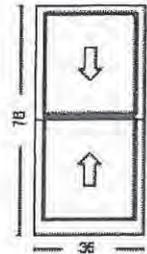
STEVENS POINT WI 54481  
715-344-4970 (715)344-8260

Distributor # 247200|00000001

QUOTE #	PROJECT NAME	CUSTOMER PO#	ORDER PLACED BY	EST SHIP DATE
780783	Tessman / Laab		mwisz	Quote Not Ordered
JOB NAME	QUOTE NAME	TERMS	ORDER DATE	SHIP METHOD
	Jim Laab Green Tea	1% 10 DAYS NET 30	Quote Not Ordered	SPW TRUCK

LINE #	LINE TYPE	DESCRIPTION	QUANTITY	LIST PRICE	EXTENDED
100-1	WindowAndDoor	PK-253	6	\$1,480.05	\$8,880.30

**\*\*SPW recommends through frame installation for units with factory applied brickmould.\*\***  
 Aluminum Clad Wood Windows Double Hung Operating 36 x 78  
 Custom: Frame Width = 36, Frame Height = 78, Sash Split = 50/50  
 Complete Unit, DP Rating = Standard  
 Frame Color = White, AAMA 2604, Ultra Stain Interior, With Nail Holes Filled = Yes,  
 Espresso Stain Color, Pine Interior  
 Sash-Panel Color = White, Sash-Panel Clad Finish = AAMA 2604  
 Dual Insulated, Low-E 366, Standard Bead, Spacer Channel = Cardinal XL Edge Spacer  
 Hardware = Applied, Standard Hardware Type, Champagne, Jamb Liner Type = Concealed,  
 Balance Color = Almond, Lock-Keepers = 2-Locks, Window Opening Control Device = No  
 Screen Option = Full Screen Applied, White, Fiberglass Mesh  
 Entire Set, Brickmould, 2", Casing W/Sill Nose-Subsill, Standard Sillnose-Subsill, White,  
 Casing Applied  
 No Nail Fin  
 6-9/16", Match Interior Wood = Yes, Pine Jamb Extension, Ultra Stain, Ultra Stain Color =  
 Espresso, Applied, Entire Set  
 U-Factor = 0.3, SHGC = 0.2, CR = 58, VT = 0.46, CPD = HUR-N-93-00417-00001, Energy  
 Star Region = N,NC,SC,S  
 Non-Manufacturer Related =  
 Unit 1: Glass Width = 30.53125, Glass Height = 34.6875



Rough Opening: 36.75" X 78.5"  
Overall Unit Size: 36" X 78"

Room Location: None Assigned

\$5,550.19  
10.00 VF  
25.00 Rel  
-----  
\$5,585.19  
307.19 Tx

TOTAL \$ 5,892.38

\* All drawings are viewed from exterior of window.

QUOTE #	PROJECT NAME	CUSTOMER PO#	ORDER PLACED BY	EST SHIP DATE
780783	Tessman / Laab		mwisz	Quote Not Ordered
JOB NAME	QUOTE NAME	TERMS	ORDER DATE	SHIP METHOD
	Jim Laab Green Tea	1% 10 DAYS NET 30	Quote Not Ordered	SPW TRUCK

PROJECT	QUOTE
Tessman / Laab	Jim Laab Green Tea
Comments:	

Total Est:	\$8,880.30
------------	------------

**COMPANY**

Unless otherwise noted on the line item, this product is covered under a Sierra Pacific Windows limited warranty. Please see your dealer, the Websites ([www.Hurd.com](http://www.Hurd.com), [www.supersealwindows.com](http://www.supersealwindows.com)) or our marketing literature for a copy of the applicable limited warranty for specific language, limitations and exclusions.

The pricing on this Quote is valid for 30 days and not intended to be used as a final Invoice. The Quote does not include charges for Shop Drawings.

Sierra Pacific offers a variety of wood species produced in combinations of solid and veneer-wrapped wood parts that have varying grain patterns. Wood characteristics also vary due to the species of the wood. The combination of these items could result in color variations of the finished stained products. Outswing Doors will have a complementary species of wood threshold.

**RATINGS**

Oversized units and certain mulled/stacked configurations have not been tested and therefore have no design pressure (DP) rating. Job-specific engineering analysis may be available for these non-rated units. Please contact your DST group to determine available options for non-tested product. A complete list of tested products is available at [www.hurd.com](http://www.hurd.com).

The Transcend H3 products do not have a DP rating.

If units are being installed in an area requiring specific DP ratings, the unit must be installed in the exact manner tested, as shown in our certified installation details. These details can be found on the Florida Building Code website at [www.floridabuilding.org](http://www.floridabuilding.org) or can be obtained by contacting Sierra Pacific's Architectural Services Department at 800-433-4873 ext. 3500.

Recent building code changes require the addition of limiting devices on any operating unit installed where the finished clear opening of the unit is within 24" of the floor and is more than 72" above the finished grade or other surface below the window. Please check with your local building department to determine if this code is a requirement in your jurisdiction and order units accordingly.

**We Appreciate Your Business!**

[Back to Quote](#)



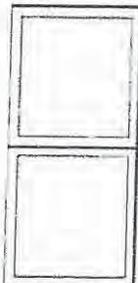
LOWE'S HOME CENTERS, LLC #2586  
 230 CROSSROADS DRIVE  
 PLOVER, WI 54467  
 USA  
 (715) 869-9000



Date: 02/10/2016

Project #: 465072416 Description: Green Tea Windows  
 Customer Name: JAMES LAABS  
 Customer Phone: (715) 684-9462  
 Customer Address: 1026 2ND ST N  
 STEVENS POINT,  
 WI 54481  
 USA

Line Item	Product Code	Unit Price	Quantity	Total Price
Frame Size	Description			
0001 Single Unit	<p><b>Manufacturer:</b> Pella Windows &amp; Patio Doors</p> <p>Division: Millwork                      Product: Windows                      Type: Double Hungs                      Manufacturer: Pella Windows &amp; Patio Doors                      Material: Aluminum Clad Wood                      Frame: Aluminum Clad Wood Frame                      Energy Star (R) Qualified Products Only: No - I would like to view all available product offering.                      Product Family: Full Frame Pella Products                      Product Configuration: Single Unit                      Room Location: Other 1                      Opening Type: Rough                      Actual Frame Size Width: 35 1/4-in                      Actual Frame Size Height: 77 1/4-in                      Fits Opening Width: 36-in                      Fits Opening Height: 78-in                      Exterior Color: Brown                      Exterior Paint Grade: Standard EnduraClad                      Jambliner: Standard Jambliner                      Wood Type: Pine - Standard                      Interior Finish: Provincial                      Sash Lock: Standard                      Sash Lifts: Yes                      Hardware Finish: Champagne                      Insulated Type: Dual</p>	\$932.81	6	\$5,596.86



Glazing: Advanced Low E Glass  
 Tempered Glass: No  
 High Altitude: No  
 Gas Filled: Argon  
 Sash Style: Even  
 Grid Type: None  
 Fiberglass Insect Screen: Full Screen  
 Screen Color: Brown  
 Screen Mesh: InView  
 Attachment Method: EnduraClad (R) Exterior Trim  
 Installation Method: Full Frame Replacement  
 Head Exterior Trim: Brickmould  
 Left Jamb Exterior Trim: Brickmould  
 Right Jamb Exterior Trim: Brickmould  
 Actual Sill Exterior Trim: 1/2-in Sill Nose  
 Attachment Method Application: Factory Applied  
 Actual Exterior Overall Width Including Trim: 37.610000  
 Actual Exterior Overall Height Including Trim: 79.610000  
 Actual Wall Depth: 4 9/16-in  
 Wall Depth Application: Factory Applied  
 Series: 850 Architect Series  
 Will This Product Be Installed By Lowe's (R)?: Not  
 Installed By Lowe's (R)  
 Is This A Remake?: No  
 Lead Time: 24

**PREFINISHED DISCLAIMER & WARRANTY:** Stained  
 and paint color samples are produced as accurately as  
 possible; however, actual colors may vary from batch.  
 Because wood is a natural product, each window will  
 display its own personality with regards to variation in  
 color, texture and grain pattern. Natural wood variations  
 include distinctive grain patterns or unusual shadings in  
 color. Due to the nature of using natural products, Pella  
 Windows and Doors cannot be responsible for the actual  
 degree of variation that may occur in your purchase.  
 Prefinish services are covered under the standard labor  
 warranty of 2 years from the date of sale. Labor for  
 product over 2 years will be chargeable.  
 Item Number: 153620

\* This price reflects a 15% Off Promotion on SOS Pella  
 (R) Windows & Patio Doors - 02/10/16 to 02/17/16 \*\*

This quote is good 02/10/16 to 02/17/16.

Salesperson: MATT CIESIELSKI (S2586MC2)

Project Total: \$5,596.86



# Quote Support Program

Quote #: 2755340  
 Volume Savings Expiration Date: 3/11/2016  
 Customer Name: Jim Laabs  
 Selling System Quote Project Description: Green Tea Windows  
 Customer Phone#: 7156849473  
 Pricing is per Lowe's Store at: Store #2586 PLOVER, WI  
 Store Phone #: (715)869-9028  
 Store Contact: Matt Ciesielski

Item #	Quantity	Item Description	OSP Unit Price	Extended OSP Price
153620	6	SINGLE UNIT DOUBLE HUNG *** THIS PRICE REFLECTS A 15% OFF PROMOTION ON SOS PELLA (R) WINDOWS & PATIO DOORS - 02/10/16 TO 02/17/16***	740.77	4,444.62
153720	6	1W1H FULL SCREEN	52.13	312.78

Total savings for this quote is 15%  
 OSP Total: \$4,757.40

\*All items requested for volume savings may not be listed if they did not qualify for OSP savings.

MANAGER SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

\*THIS ESTIMATE IS NOT VALID WITHOUT A MANAGER'S SIGNATURE.

\*LOWE'S RESERVES THE RIGHT TO LIMIT THE QUANTITIES OF MERCHANDISE SOLD TO CUSTOMERS

\*ALL OF THE PRODUCT MUST BE ORDERED BY THE EXPIRATION DATE IN ORDER TO RECEIVE VOLUME SAVINGS

\*THIS IS AN ESTIMATE ONLY. DELIVERY OF ALL MATERIALS CONTAINED IN THIS ESTIMATE ARE SUBJECT TO AVAILABILITY FROM THE MANUFACTURER OR SUPPLIER. QUANTITY, EXTENSION, OR ADDITION ERRORS ARE SUBJECT TO CORRECTION. CREDIT TERMS SUBJECT TO APPROVAL BY LOWE'S CREDIT DEPARTMENT

\*LOWE'S IS A SUPPLIER OF MATERIALS ONLY. LOWE'S DOES NOT ENGAGE IN THE PRACTICE OF ENGINEERING, ARCHITECTURE, OR GENERAL CONTRACTING. LOWE'S DOES NOT ASSUME SELECTION OR CHOICE OF MATERIALS FOR A GENERAL OR SPECIFIC USE, FOR QUANTITIES OR SIZING OF MATERIALS; FOR THE USE OR INSTALLATION OF MATERIALS; OR FOR COMPLIANCE WITH ANY BUILDING CODE OR STANDARD OF WORKMANSHIP.

\*LOWE'S IS MAKING THE FOLLOWING QUOTE BASED ON ITS STANDARD COMMERCIAL TERMS, AND DOES NOT AGREE TO TERMS AND CONDITIONS, INCLUDING ANY GOVERNMENTAL REGULATIONS, NOT SPECIFICALLY INDICATED OR REFERENCED IN THE REQUEST FOR THIS QUOTATION. IF TERMS AND CONDITIONS ARE PRESENTED, PRODUCT SELECTION AND PRICING MAY CHANGE PENDING LEGAL REVIEW.

\*TAXES AND DELIVERY WILL BE ADDED AT TIME OF PURCHASE AS APPLICABLE.

Visit [Lowe'sForPros.com](http://Lowe'sForPros.com)

11400 South Linden Way, Plover, WI 53099

Phone: 715-869-9028

Fax: 715-869-9028

Hours: 9am-6pm

Website: [Lowe's.com](http://Lowe's.com)

Part #: 2755340

Print: [Print Quote](#) | [Print Invoice](#)



# Memo

**Plan Staff**

Community Development

City of Stevens Point

1515 Strongs Avenue

Stevens Point, WI 54481

Ph: (715) 346-1567 • Fax: (715) 346-1498

## City of Stevens Point – Department of Community Development

To: Historic Preservation / Design Review Commission  
From: Plan Staff  
CC:  
Date: 2/24/2016  
Re: Downtown Façade Improvement Grant Program Summary

### Façade Improvement Grant Program Summary

The façade improvement grant program has been in place for almost four years and has attracted 15 applicants with allocated funds totaling \$266,996.61. A spreadsheet has been attached that displays project specifics and fund balances.

The next item on the agenda is a façade grant request for the maximum award amount of \$30,000.00 which would nearly exhaust the façade grant fund, as \$32,493.39 is available.

**Facade Improvement Grant Program**  
**Project Funding as of 02/19/2016**

Applicant	Business / Project	Address	\$ Approved	\$ Reimbursed	\$ Total	Status
1 Debbie Roman Schrank & Jay Schrank	Specialized Computers	832 Main St.	\$ 16,425.00	\$ 16,425.00	\$ 16,425.00	Complete
2 Wilfred Fang	Ideal Custom Frames & Gifts	1040 Main St.	\$ 6,767.50	\$ 5,812.50	\$ 5,812.50	Complete
3 Jerry Kowski	The Wooden Chair	1059 Main St.	\$ 11,856.11	\$ 8,780.86	\$ 8,780.86	Complete
4 Troy Hojnacki	Graffiti's Turret	912 Main Street	\$ 5,431.25	\$ 5,027.50	\$ 5,027.50	Complete
5 Troy Hojnacki	1225 Second Street	1125 Second St.	\$ 21,670.00	\$ 14,938.62	\$ 14,938.62	Complete
6 Peter & Connie Spencer	Mattlin Building	920 Clark St.	\$ 16,880.78	\$ 16,648.63	\$ 16,648.63	Complete
7 Mark Grubba	Grubba Jewelers	949 & 937 Main Street	\$ 25,333.00	\$ 16,633.25	\$ 16,633.25	Complete
8 Jeffrey Brown	Kristin's Riverwalk	1140 Clark Street	\$ 9,522.30	\$ 9,522.30	\$ 9,522.30	Complete
9 Noah Eschenbauch	Galaxy Hobby	925-33 Clark Street	\$ 11,766.06	\$ 12,141.06	\$ 12,141.06	Complete
10 Michael Munagian	Yoga Studio	1313 Second Street	\$ 18,149.17	\$ 18,002.19	\$ 18,002.19	Complete
11 Guu Inc.	Restaurant/Bar	1140 Main Street	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	Complete
12 Paradise Solutions Inc.	Security Technology Firm	1043 Union Street	\$ 23,064.70	\$ 23,064.70	\$ 23,064.70	Complete
13 DBGreen LLC	Apts., Retail, Office	1055 Main Street	\$ 90,000.00	\$ -	\$ -	In Progress
<b>TOTAL</b>			\$ 286,865.87	\$ 176,996.61	\$ 176,996.61	

Starting Balance	\$ 300,000.00
Allocated Funds (In-progress approved \$ + reimbursed \$)	\$ 266,996.61
Available Funds	\$ 32,493.39
Reimbursed Funds	\$ 176,996.61
Recording Fees	\$ 510.00
Fund Balance	\$ 122,493.39

# Administrative Staff Report



## Façade Request & Design Review 1205 & 1209 Second Street February 22, 2016

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>Al Tessmann</li> </ul> <p><b>Staff:</b></p> <ul style="list-style-type: none"> <li>Michael Ostrowski, Director <a href="mailto:mostrowski@stevenspoint.com">mostrowski@stevenspoint.com</a></li> <li>Kyle Kearns, Associate Planner <a href="mailto:kkearns@stevenspoint.com">kkearns@stevenspoint.com</a></li> </ul> <p><b>Parcel Number(s):</b></p> <ul style="list-style-type: none"> <li>2408-32-2015-06</li> <li>2408-32-2015-07</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 4 – Oberstadt</li> </ul> <p><b>Lot Information:</b></p> <p><b>2408-32-2015-06</b></p> <ul style="list-style-type: none"> <li>Actual Frontage: 23 feet</li> <li>Effective Depth: 103 feet</li> <li>Square Footage: 2,369.0</li> <li>Acreage: 0.054</li> </ul> <p><b>2408-32-2015-07</b></p> <ul style="list-style-type: none"> <li>Actual Frontage: 33 feet</li> <li>Effective Depth: 103 feet</li> <li>Square Footage: 3,399</li> <li>Acreage: 0.078</li> </ul> <p><b>Structure Information:</b></p> <ul style="list-style-type: none"> <li>Year Built: addition 1892 (124 years)</li> <li>Number of Stories: 2</li> </ul> <p><b>Current Use:</b></p> <ul style="list-style-type: none"> <li>Commercial / Vacant / Residential</li> </ul> <p><b>Applicable Regulations:</b></p>	<p><b>Request</b></p> <p>Request from Al Tessmann, representing the property owner, for façade improvement grant funds in the amount of \$30,000.00 and design review for exterior building work at <b>1205 Second Street (Parcel ID 2408-32-2015-06) and 1209 Second Street (Parcel ID 2408-32-2015-07)</b>.</p> <p><b>Attachment(s)</b></p> <ol style="list-style-type: none"> <li>Property Data</li> <li>Application</li> <li>Site Plan</li> <li>Renderings</li> </ol> <p><b>City Official Design Review / Historic District</b></p> <ol style="list-style-type: none"> <li>Downtown Design Review District</li> <li>Mathias Mitchell Public Square District</li> </ol> <p><b>Staff Recommendation</b></p> <p>Based on the findings below, staff would recommend approving the façade grant request &amp; design review request, subject to the following condition(s):</p> <ol style="list-style-type: none"> <li>Wooden windows shall be installed.</li> <li>Window trim and accents shall be painted a color matching or complementing the existing trim color.</li> <li>New window/door trim or moulding shall match that of the originals being restored.</li> <li>Windows shall be prohibited from having tint except for those on the western façade where the chairperson and designated agent shall have the authority to approve minor tint.</li> <li>Transom windows shall be installed above second story west façade windows matching the full rounded window opening.</li> <li>Windows in new openings shall have window sills that match the originals elsewhere on the building.</li> <li>Casement windows proposed in new window openings shall be replaced with a more appropriate historic design with review and approval by the chairperson and designated agent.</li> <li>Windows on the south building façade proposed to be bricked or closed shall be preserved and remain open.</li> </ol>
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- Chapter 22
- Downtown Design Guidelines

9. A new design reflecting historic and commercial characteristics shall be submitted for the east elevation door and be reviewed and approved by the chairperson and designated agent.
10. Rear (east) building façade improvement activities shall not be included within the façade grant request. Bids shall be adjusted accordingly to be reviewed and approved by the chairperson and designated agent.
11. Building lines along windows, transom windows, first and second floor features and other significant details shall be preserved and matched along all building facades.
12. Organic compounds and hand washing methods are recommended to be used on the brick, metal, and other exterior building materials.
13. Sandblasting and power washing shall be prohibited on any building feature.
14. Type N mortar as defined by the American Society for Testing and Materials (ASTM) shall be used, matching in color and texture to the original mortar.
15. Masonry brick removed from the building shall be preserved and used where appropriate for filling in windows or door surrounds if approved by the Historic Preservation Commission.
16. The building date, rosettes, and other features shall be preserved.
17. Proof of insurance shall be provided.
18. The chairperson and designated agent shall have the authority to review and approve awning color.
19. A second bid for the awning materials shall be submitted and reviewed/approved by the chairperson and designated agent.
20. Awning framing and anchors shall not penetrate the brick, but instead be placed in the mortar joints.
21. Awnings shall meet requirements outlined within Chapter 25 (Sign Ordinance) of the Revised Municipal Code.
22. Any mechanical equipment shall be located on the roof and screened appropriately.
23. All work shall be completed within one year, with extensions up to one additional year to be approved by the chairperson and designated agent.
24. Project must adhere to Façade Improvement Grant Program Guidelines.
25. No funds shall be disbursed until project is fully completed.
26. The chairperson and designated agent shall have the authority to review and/or approve minor amendments to the project which meet the design guidelines.
27. The maximum City participation shall not exceed \$30,000.00. Individual lines items shall be reviewed and approved upon receiving the additional bids or adjustments to the project scope identified in the conditions of approval which may change the award amount.

## Vicinity Map



## Scope of Work



Al Tessmann, representing the building owner is requesting façade grant funds and design review to install several new windows including in new openings, install new awnings, and perform brick building cleaning and tuckpointing at 1205 and 1209 Second Street. The property is currently utilized for residential and retail, however additional second floor apartments are proposed on the north side of the building. Note that the property owner has received proper approval through Plan Commission and Common Council to construct the additional apartments. The entire building is licensed for 14 occupants in seven units which are all located on the south side (right in photo) of the building. The additional apartments would create a total of 12 units and 24 occupants. A vacant retail space currently exists on the first floor's north side.

The request involves installing over 30 new windows, many using existing framing and a few in new openings. Furthermore, building cleaning and brick work (tuckpointing) is proposed. Lastly, awnings are proposed above the retail windows. Painting of existing white trim, metal, and window trim may also occur. See the full list below. It may be best to review this request by separating the design review from the façade grant and review improvements to each building façade separately.

**FAÇADE IMPROVEMENT ACTIVITIES****West Elevation**

1. Replace all windows on 2<sup>nd</sup> floor
2. Repair and re-paint existing window frames
3. Repair and tuckpoint brick joints
4. Replace awnings (3 proposed)
5. Clean entire façade

**South Elevation**

1. Replace all windows on 2<sup>nd</sup> floor
2. Repair and re-paint original window frames
3. Repair and tuckpoint brick joints
4. Fill in one 2<sup>nd</sup> floor boarded window with matching brick
5. Fill in one 1<sup>st</sup> floor boarded window with matching brick

**East Elevation**

1. Replace all windows on 2<sup>nd</sup> floor and one on 1<sup>st</sup> floor
2. Repair and re-paint existing window frames
3. Repair and tuckpoint brick joints
4. Replace rear fire escape door and remove wood around, replacing with matching brick

**North Elevation**

1. Cut in six openings for 2<sup>nd</sup> floor windows
2. Repair and tuckpoint brick joints

The applicant has indicated that all work is proposed to match the existing or original building materials and characteristics. Note that new window openings on the north elevation are proposed to be single/double hung on the bottom and casement windows on the top, as the proposed apartments are loft style.

*CHAPTER 22: HISTORIC PRESERVATION**Division 5.02 Regulation of Construction, Reconstruction, Alteration, and Demolition*

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

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

**Guidelines of Review** (numbers refer to guidelines standards)

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

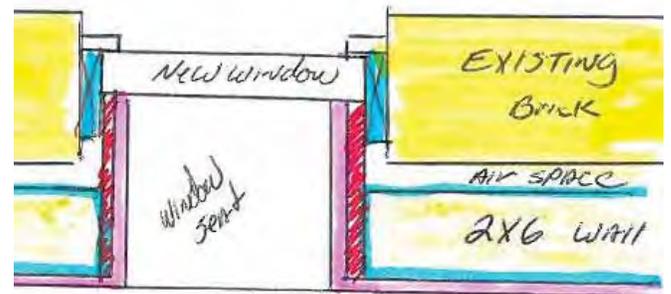
**WINDOWS (Sec. 3.4)**

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

**Analysis:** A total of 36 windows are proposed which include large single/double hung styles and transom windows above. The existing residential windows are deteriorated beyond repair and very inefficient, as the photos indicate. Replacement windows are proposed to be single or double hung design and be constructed of wood or vinyl. Furthermore, the majority will be replaced in existing openings, and six new openings along the north façade are proposed. Note that existing wood window trim mouldings are proposed to be restored throughout, and matched on new window openings (see detail below). A non-historic second floor door is proposed on the east (rear) façade to service the apartment units.



**Findings:** Staff would recommend that windows be wooden rather than vinyl, more so resembling the original. Furthermore, staff would recommend window lines match for windows and transoms across all building facades. Also, new window openings shall have window trim moulding matching the originals, including paint color for all window trim and window accents. Staff would recommend the proposed door be more appropriate to reflect historic character and commercial appeal. Therefore, a new design shall be submitted for review and approval by the chairperson and designated agent.



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

**Analysis:** The rounded windows on the west elevation are not matching, as some have transoms, while others have wood inserts.

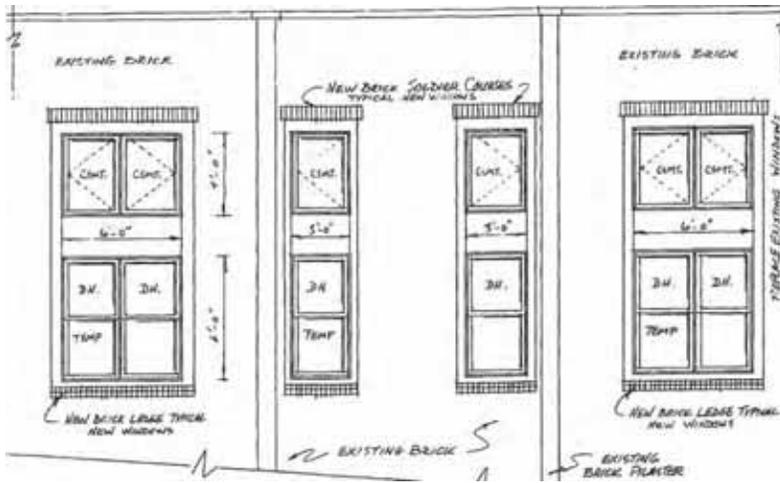
**Findings:** The historic photo identifies only the southwest façade of the building which is very difficult to see the windows clearly. Staff would recommend transom windows be installed above second story west façade windows matching the rounded window opening.

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



**Analysis:** A total of 12 new windows are proposed on the north building elevations in six openings. These windows are necessary for the construction of second floor apartments and will serve to provide daylight to the main apartment units and lofted areas. The openings are proposed to be 12 feet high by 3 feet wide. Note that these openings will not be completely windows but will have double hung windows separated by brick below casement windows. Also, these window openings total a height of 12 feet. While the entire height will not be windows, the heights do not match the existing window dimensions on other building facades, or the window lines.

**Findings:** While these openings are not recommended, they will assist in adding character to the north building façade which faces Mid-State Technical College. The windows will help to break up the monotonous brick façade without harming the ghost mural on the north façade. Additionally, the north façade is not a primary or principal façade of the building and has little architectural detailing. The windows are proposed between the buildings brick columns which should remain intact. Should the commission approve the new windows, staff would recommend that windows sills be placed matching the originals on the building and that casement windows be replaced with a more appropriate historic design.



14. Permanently filling in existing window or door openings is not recommended.

**Analysis:** Two windows are proposed to be filled in along the southern building facade, one of which is smaller than surrounding windows and currently boarded on the second story and the other is the sole window on the first story. The applicant has indicated that the windows serve no purpose on the interior of the building.

**Findings:** While filling in windows is not recommended, the elevation with which the windows are located faces another building and alley-way. Note that other windows have been bricked in on the southern façade. Staff would recommend these window openings be preserved however, in the event that uses change the windows can be utilized. Should the commission approve filling in the windows, staff would recommend brick from the building or closely matching the existing brick be used, and window sills removed.



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

**Analysis:** Brickwork, including cleaning and tuckpointing is proposed on the entire building. Furthermore, bricks that are obtained from new windows openings are proposed to be utilize to fill-in two windows and the rear door surround.

**Findings:** Staff would recommend that type N mortar be used as defined by the American Society for Testing and Materials (ASTM), matching in color and texture to the original mortar. Furthermore, sandblasting and power-washing shall be prohibited, instead, organic compounds or gentle handwashing methods shall be used. Lastly, staff would recommend the building date, rosettes and other masonry features be preserved.

#### STOREFRONTS (Sec. 3.7)

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

**Analysis:** The building currently has two storefronts with separate entrances and a separate entrance to the second floor. The only proposed changes to the storefronts are three proposed triangular-awnings.

**Findings:** The awnings should assist in bringing uniformity to the storefront, however staff would recommend only two awnings above the storefronts because of the existing masonry and metal detailing above the apartment entrance.

#### UPPER FACADES (Sec. 3.8)

1. Retain and preserve historic facades and their architectural features such as brick corbelling, brick and stone string courses, quoins, stone and tile coping, cornices, and other façade elements.

**Analysis:** Six new window openings are proposed on the north façade. Also, cupolas, parapet wall, and other district features found primarily on the west façade elevation are proposed to be cleaned and painted.

**Findings:** While new openings are not recommended, the existing brick corbelling along the north façade will be preserved. Furthermore, the north façade has little defining characteristics and therefore is not a principal character-defining elevation. The windows will add character to the north elevation and assist in breaking up monotonous brick façade. Note the existing ghost mural will remain untouched.

2. Original windows should not be covered.

**Analysis:** Two original windows, both on the south façade are proposed to be covered with brick. Both windows currently do not serve a purpose to the interior of the building and therefore are boarded over. Note a first floor window on the south building façade has been bricked over.

**Findings:** Staff would recommend these window openings be preserved and replaced with windows similar to others proposed for the building. While they serve no purpose currently for the interior layout of the building, a future tenant may utilize them.

3. Original windows on upper floors that are located on rear or non-character defining elevations may be repaired or replaced with vinyl clad windows that match the originals in design, size, proportions and detail.

**Analysis:** The applicant has proposed two different types of windows, wood and vinyl.

**Findings:** Staff would recommend wooden windows be installed on all elevations. Should the commission approve vinyl windows, staff would recommend windows be wooden on the west, primary, building façade.

#### REAR ELEVATIONS (Sec. 3.9)

2. Historic structures that are adjacent to rear parking areas or public rights-of-ways are encouraged to utilize rear entrances allowing public and private access. If the rear entrance is public, awnings and other exterior features should be more subdued than those of the primary elevation.

**Analysis:** The rear (east) building façade has several entrances, which have been significantly changed overtime and do not reflect historic features. New windows, and a second floor exterior door are proposed, along with brick work around the door.

**Findings:** Given the limited improvements to the east façade staff would recommend façade grant funds not be used for activities on the east facade.

3. Whenever a rear elevation faces a public right-of-way or parking facility, particularly on the waterfront, unnecessary utility lines and equipment should be removed, whenever possible. New utility and mechanical equipment should be placed in inconspicuous locations such as the roof or screened from public view.

**Analysis:** Several utility features are visible on the rear (east) façade. While additional power needs to be added to serve the proposed apartments, it is not proposed to be buried.

**Findings:** The applicant has identified that any new mechanical equipment will be placed on the roof. Staff would recommend that any mechanical equipment be screened appropriately or placed on the building roof.

#### AWNINGS (Sec. 4.5)

2. Awnings shall be placed only on structures for which they are historically accurate or which there existing physical evidence of previous treatment,

**Analysis:** A total of three awnings are proposed on the west building façade, above storefronts and below second floor windows. Note that one awning is proposed above the central second story entrance. The only historic photo obtained does not show the entire storefront.

**Findings:** As the central awning would cover ornate detailing, staff would recommend only two awnings above each storefront. While there are no awnings in the historic photo, awnings seem appropriate above storefronts and will hide no visible building characteristics. Staff would recommend awnings meet applicable requirements outlined in Chapter 25, Sign Ordinance.

## Façade Improvement Grant Standards

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The following standards would apply to this request:

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

**Analysis:** The building located at 1205 and 1209 Second Street falls within the Downtown Design Review District and Mathias Mitchell Public Square District. Note it is one building, but two separate parcels.

**Findings:** This standard is met.

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

**Analysis:** The West façade faces Second Street and the Public Square. Furthermore, the north and east facades face Redevelopment Authority property used for accessing surrounding properties. The south façade, while not directly facing right-of-way, is visible from the east and west.

**Findings:** The majority of rehabilitation activities are proposed to occur on facades facing right-of-way, except the south façade. Given the visibility of the south façade, staff would recommend approving the proposed south façade rehabilitation activities. However, given the limited improvement activities to the east façade, which has been drastically changed overtime and lacks historical character, staff would recommend not funding improvement activities. Also, note that new window openings and windows on the north façade, while visible

from a public right-of-way, are not recommended in the design guidelines and may not warrant façade grant funds.

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

**Analysis:** Façade improvement activities proposed include the installation of new and replacement windows, cleaning, repair, and tuckpointing of brick, repair and painting of existing window moulding, installation of awnings and other activities.

**Findings:** This standard is met.

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

**Analysis:** Decorative brick elements exist on the building, and are proposed to be cleaned, repaired and tuckpointed. Furthermore, three cupolas exist, on the top of the building, constructed of metal or other material which are proposed to be cleaned and repaired, along with the parapet wall and features.

**Findings:** Proposed project activities will assist in maintaining the buildings original character and should not negatively change functionality or building design. New windows and restoration of window mouldings will ensure the original look remains, but are more efficient without changing the appearance. Furthermore, the windows and awnings will create a uniformity to the building. Overall, the applicant's proposed façade improvements will significantly help to add and restore integrity to the building located in downtown's public square. Although not every improvement activity matches the original, such as the new window openings, proposed materials compliment the building and design.

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

**Analysis:** The applicant has submitted only one bid for the awning materials from Duralum Siding, Windows & Sunrooms, however two bids were submitted for awning installation. Also, only one bid was submitted for the rear façade second floor door. Furthermore, no bids have been included for cleaning and painting of the cupola and parapet features.

**Findings:** Staff would recommend the applicant submit a second bid, for the awning materials and second floor door if included in the façade grant. Should the parapet and cupola cleaning and painting be included within the façade grant, two bids shall be submitted from qualified contractors outlining the work. The lower costs for approved building improvement project activities shall be reflected in the project budget and total maximum City participation.

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

**Analysis:** The total project cost estimates for bid proposals are below, along with matching grant assistance.

Improvements	Details	Cost	Proposed Matching Grant Assistance
Windows (Materials)	36 new windows. Windows will be single/double hung and transom glass windows. Material dependent upon manufacturer.	a. Feltz Lumber - \$27,156.03 b. Lowes - \$24,898.97 c. Lindsay - <b>\$17,021.81</b>	\$13,578.02 \$12,449.485 <b>\$8,510.91</b>
Window Installation	Remove old windows. Install windows proposed above. Repair and re-paint existing window frame/moulding.	a. Tessmann Cons. <b>\$13,250.00</b> b. Conradt Custom Cons. \$14,900.00	<b>\$6,625.00</b> \$7,450.00
Door	2 <sup>nd</sup> story door	a. Feltz Lumber. - \$1,815.00 b. NO BID	<b>\$907.50</b>

Masonry	Clean, repair and tuckpoint brick. Cut-in window openings. Fill in two windows and brick surrounding rear 2 <sup>nd</sup> story door.	a. Tessmann Cons. - \$26,009.00 b. Don Dulak & Son Masonry - \$30,550.00	\$13,004.50 \$15,275.00
Awning	Remove and Install awning and framing	a. Tessmann Cons. - \$7,890.00 b. Duralum - \$7,504.87.00	\$3,945.00 \$3,752.44
Cupola / Parapet	Clean, repair and re-paint.	a. NO BID b. NO BID	- -
<b>TOTALS (Lowest Bids)</b>		\$65,600.68	\$32,800.35 MAXIMUM \$30,000.00

**Findings:** The applicant is requesting a total grant award of above \$30,000.00, however \$30,000.00 is the maximum award amount. The lowest bids for each rehabilitation activity have been totaled above. Only one bid for the second story door was submitted, as well as the awning materials. Furthermore, no bids for the cupola/parapet were submitted. Given the project is over the maximum amount without the submission or completion of cupola and parapet rehabilitation activities, as well as the second story door, the façade contract award will not include those activities. However, should the Commission find work listed above as not eligible for façade grant funds, bids for the cupola and parapet activities, along with a second bid for the proposed second floor door and awnings shall be taken into consideration and reviewed/approved by the Commission Chairperson and designated agent. Also note that staff has recommend the Lowes or Feltz Lumber bid for windows given the more appropriate construction material and style, which will also likely increase the total project cost, but not the maximum award amount. Lastly, given the building size, and state, staff feels a full grant award is appropriate dependent upon the improvement activities. Note this would be the last façade improvement grant, as the funding would be exhausted.

7. **The applicant is current on all real estate and personal property taxes, has provided proof of insurance, and has no outstanding amounts owed to the City of Stevens Point.**

**Analysis:** Proof of insurance has not been provided. Property taxes are current and there are no outstanding amounts owed to the City.

**Findings:** Staff would recommend that proof of insurance be submitted.

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

**Analysis:** The design standards that apply to this request, regarding windows, doors, masonry, etc. are provided in the above section.

**Findings:** The applicant's requests are somewhat met. The new window openings are typically not recommended however will assist in breaking up the building façade, and will somewhat mirror existing window styles. Furthermore, bricking up windows is not recommended, however those proposed are in an alley-way abutting another second story building, and serve no interior purpose. Yet, if interior uses change, the window openings may again be utilized. Many of the project improvements, while not fully meeting the design guidelines, will add elements to the building and greatly improve aesthetics. See the analysis and findings in the above section regarding each improvement activity and staff recommendations.

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

**Analysis:** Interior work is also proposed. Proper building permits should be obtained for interior and exterior building improvements.

**Findings:** This standard is met.

## Ranking of Projects for Grant Funds

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Generally, projects having the greatest aesthetic impact will be given first priority. Priority will also be given to the following:

**1. Projects that will encourage other restoration or redevelopment within the downtown TIF District area.**

**Findings:** This building improvement project request was likely sparked from other projects within the downtown. It is one of the most prominent buildings on the Public Square. The aesthetics of the area and on Main Street will greatly improve with the proposed renovation and eventually new uses in the building. Interior renovations are proposed for the building as well, which will likely raise the property value.

**2. Buildings where an immediate renovation will stop serious deterioration of the building's façade.**

**Findings:** Parts of the building have sat vacant for several years or were underutilized. With minimal maintenance, building features and characteristics would likely continue to degrade. Interior and exterior renovation will assist in stopping any degradation and maintain many unique building features. Furthermore, the project will significantly increase the building's efficiency and aesthetics, along with its marketability to any prospective business or residents in the future.

**3. Projects that improve the architectural integrity of the building and restore the historic architecture.**

**Findings:** The proposed request involves replacing several original degraded windows, performing cleaning and brickwork, and replacing awnings. Window frames/mouldings are being restored, along with the cupola and parapet. While new window openings are proposed, the architectural integrity of the building should not be reduced as the windows are proposed on the north elevation having little architectural features or characteristics. The windows should assist in breaking up the monotonous façade and somewhat match the existing windows. The restoration proposed will greatly assist in maintaining historical integrity and architecture elements. Limited improvement activities are proposed on the rear (east) façade however, which has had the most inappropriate changes over time.

**4. Buildings where historic or architecturally significant features contributing to the building's character are in danger of being lost due to disrepair.**

**Findings:** Like many, this building is a contributing building within the historic district. Ornate brick and stone detailing exists on the building above and around windows, as well as the parapet and cupolas. The proposed work will improve these building elements to ensure their longevity. Furthermore, the massive building size creates two storefronts which have been transformed significantly on the first and second level. The awnings and proposed windows will assist in creating uniformity amongst the west elevation.

**5. Vacant properties where façade improvements would help to improve the overall appearance.**

**Findings:** The property has rarely had full occupancy with tenants, retail or residents. The owner has received a conditional use permit to construct five second floor loft-style apartments. Once exterior renovation is complete, the overall appearance shall be much more aesthetically appealing, attracting both retail and commercial tenants.

**6. Projects that demonstrate collaboration and will help to attract people.**

**Findings:** The applicant may pursue applying for state historic preservation tax credits for exterior and interior work. It is anticipated that the renovation will attract additional customers and improve marketability to the future businesses, which will help to ensure growth downtown.

**7. Projects that will result in significant new investment and creation of jobs.**

**Findings:** The project will assist in creating apartments for students, young professionals and downtown employees, while also improve tenant space for one to two businesses that may have multiple employees.

**8. Projects that incorporate mixed uses or multiple tenants.**

**Findings:** The proposed renovation includes exterior renovations to two first floor storefronts, accessible via separate entrances; and five second floor loft-style apartment units. It is evident that renovations proposed are to improve and maximize the building's space, while preserving much of the historical integrity.

After review and based on the findings mentioned above, staff recommends approving the façade improvement grant contract and design review of proposed renovation and rehabilitation activities at 1205 and 1209 Second Street with the conditions outlined on page one of the staff report. The applicant has proposed to maintain and improve several original and architectural building elements as well as invest significantly in the interior of the building to provide for additional uses.

Note however that there are some improvement activities that do not meet the design guidelines, therefore staff has added several conditions to the approval to address many of those activities. Given the nature of the request and complexity, staff would recommend first performing design review of the request for each façade elevation. Then perform review of the façade grant request and eligible improvement activities. Lastly, if major changes or recommendations are made by the Commission, staff would recommend postponing action on one or both the design review and façade grant request rather than denying the request, to allow the applicant to address recommendations and concerns and re-apply.

## Building Images

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West Facade



West Façade – Center Cupola



West Façade – North Storefront



West Façade – South Storefront



West Façade – North 2<sup>nd</sup> Story Windows



West Façade – South 2<sup>nd</sup> Story Windows



West Façade – North Cupola and Parapet



West Façade – South Cupola and Parapet



North Facade



South Facade



North Façade - Mural



East Facade

Name and Address		Parcel #	Alt Parcel #	Land Use
James E & Patricia Laabs 1026 Second St N Stevens Point, WI 54481		240832201506	240832201506	Store, Retail / Warehouse
		Property Address		Neighborhood
		1205 Second St		Cntrl Bus & 2nd St area(Comm)
		Subdivision		Zoning
Display Note		S E & Other Plat		B3-CENTRAL BUSINESS

**OWNERSHIP HISTORY**

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
James E & Patricia Laabs James H Friday &	12/20/2004	\$75,000	Warranty Deed	666768		Land & Build.
	12/14/2004	\$18,400	Quit Claim Deed	666535		Land & Build.

**SITE DATA**

**PERMITS**

Actual Frontage	Effective Frontage	Effective Depth	Square Footage	Acreage	Date	Number	Amount	Purpose	Note
23.0	23.0	103.0	2,369.0	0.054	9/8/2009	36545	\$1,100	020 Electrical	upgrade
					4/12/2005	33067	\$2,430	020 Electrical	

**2015 ASSESSED VALUE**

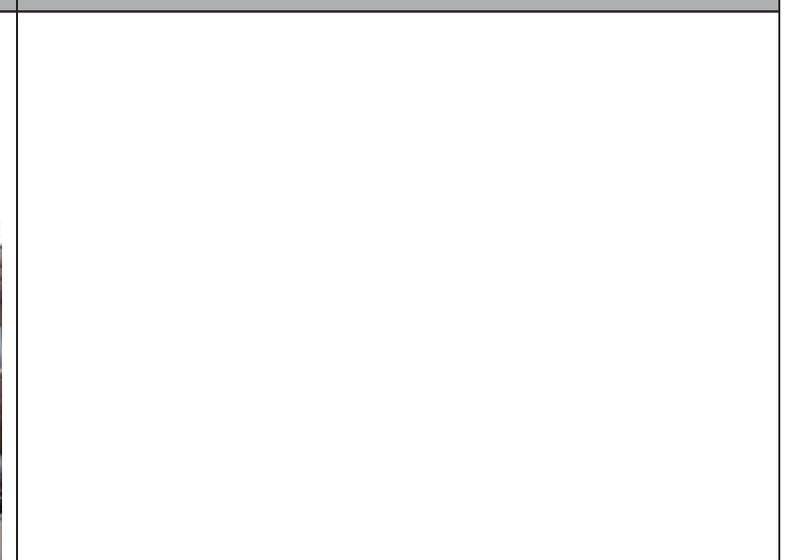
Class	Land	Improvements	Total
(2) - B-Commercial	\$15,600	\$73,000	\$88,600
<b>Total</b>	<b>\$15,600</b>	<b>\$73,000</b>	<b>\$88,600</b>

**LEGAL DESCRIPTION**

S 23' OF N 63' OF LOTS 1&2; THE E 4' OF N 40' LOT 2 & W 12' OF N 63' OF LOT 3 BLK 4 S E & O ADD EXC ANY PART THEREOF DES 453/1034 SOLD TO CITY FOR MALL 666768

**PROPERTY IMAGE**

**PROPERTY SKETCH**



Name and Address		Parcel #	Alt Parcel #	Land Use
James E & Patricia Laabs 1026 Second St N Stevens Point, WI 54481		240832201506	240832201506	Store, Retail / Warehouse
		Property Address		Neighborhood
		1205 Second St		Cntrl Bus & 2nd St area(Comm)
		Subdivision		Zoning
Display Note	S E & Other Plat		B3-CENTRAL BUSINESS	

**BUILDING SUPERSTRUCTURE DATA**

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Store, Retail (C avg)	1892	2,208	Masonry - Avg	15
1	2	Warehse, Storage (C avg)	1892	2,208	Masonry - Avg	15
Total Area				4,416		

**BASEMENT DATA**

**COMPONENTS**

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area
1	1	Store, Retail - Unfin Bsmnt	2,208	1	1	Enclosed Masonry Entry	63

**DETACHED IMPROVEMENTS**

Structure	Year Built	Square Feet	Grade	Condition

**SITE IMPROVEMENTS**

**STRUCTURE DATA**

Site Improvement	Units	Age	46
		Year Built	1892
		Eff. Year	1970
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	3.00
		Business Name	Store w/ storage above

Name and Address		Parcel #	Alt Parcel #	Land Use
James E & P Laabs 1026 Second St N Stevens Point, WI 54481		240832201507	240832201507	Store, Retail / Apt(s)
		Property Address		Neighborhood
		1209 Second St		Cntrl Bus & 2nd St area(Comm)
Subdivision		Zoning		
Display Note		Metes And Bounds		B3-CENTRAL BUSINESS

**OWNERSHIP HISTORY**

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type

**SITE DATA**

**PERMITS**

Actual Frontage	33.0	Date	Number	Amount	Purpose	Note
Effective Frontage	33.0	8/27/1997	27071	\$400	066 Plumbing	hwh
Effective Depth	103.0					
Square Footage	3,399.0					
Acreage	0.078					

**2015 ASSESSED VALUE**

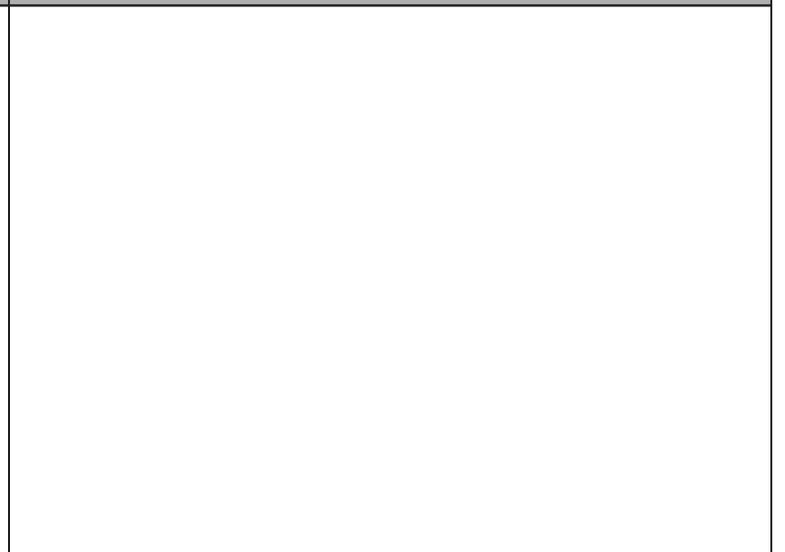
Class	Land	Improvements	Total
(2) - B-Commercial	\$22,400	\$112,900	\$135,300
<b>Total</b>	<b>\$22,400</b>	<b>\$112,900</b>	<b>\$135,300</b>

**LEGAL DESCRIPTION**

S33' OF N 96' OF LOTS 1 & 2 & W 3' OF S 33' OF N 96' OF LOT 3 BLK 4 SE & O ADD 353/314

**PROPERTY IMAGE**

**PROPERTY SKETCH**



Name and Address		Parcel #	Alt Parcel #	Land Use
James E & P Laabs 1026 Second St N Stevens Point, WI 54481		240832201507	240832201507	Store, Retail / Apt(s)
		Property Address		Neighborhood
		1209 Second St		Cntrl Bus & 2nd St area(Comm)
		Subdivision		Zoning
Display Note		Metes And Bounds		B3-CENTRAL BUSINESS

**BUILDING SUPERSTRUCTURE DATA**

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Store, Retail (C avg)	1892	2,208	Masonry - Avg	15
1	2	Apts (C avg)	1892	2,208	Masonry - Avg	15

<b>Total Area</b>		4,416
-------------------	--	-------

**BASEMENT DATA**

**COMPONENTS**

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area
1	1	Store, Retail - Unfin Bsmnt	2,208	1	1	Enclosed Frame Porch(es)	35

**DETACHED IMPROVEMENTS**

Structure	Year Built	Square Feet	Grade	Condition

**SITE IMPROVEMENTS**

**STRUCTURE DATA**

Site Improvement	Units	Age	51
		Year Built	1892
		Eff. Year	1965
		One Bedroom	7
		Two Bedroom	
		Three Bedroom	
		Total Units	7
		Stories	2.00
		Business Name	Store w/ 7 apts above

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

1209/1205



Kyle Kearns  
 Economic Development Specialist  
 Ph: (715) 346-1567  
 Fax: (715) 346-1498  
[kkearns@stevenspoint.com](mailto:kkearns@stevenspoint.com)  
[stevenspoint.com](http://stevenspoint.com)

### Façade Improvement Grant Program Application

**ADMINISTRATIVE SUMMARY (Staff Use Only)**

Date Submitted		Date Reviewed		Approved	Yes <input type="checkbox"/> (\$ _____) No <input type="checkbox"/>
----------------	--	---------------	--	----------	---

**APPLICANT/OWNER INFORMATION**

APPLICANT INFORMATION		Owner Information (Same as Applicant? <input type="checkbox"/> )	
Applicant Name	AI TESSMANN	Contact Name	Jim Lamb's
Address	195 BLACK FOREST DR	Address	1026 Second ST N
City, State, Zip	PLAVER WI 54467	City, State, Zip	STEVENS POINT WI 54481
Telephone	(715) 498-5470	Telephone	(715) 684-9462
Cell	SAME AS ABOVE	Cell	
Fax	NONE	Fax	
Email	teSSmannconstruction@gmail.com	Email	JimLamb's1@gmail.com

**PROJECT SUMMARY**

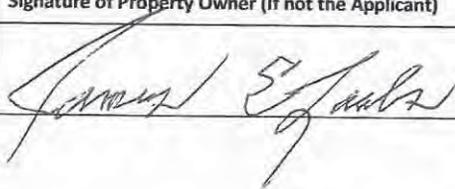
Scope of Work to be Undertaken (attach contractor estimates, if available)	
Describe the Positive Impact Your Project will Bring to Stevens Point	
Total Cost of Project Improvements	Amount of Matching Grant Assistance Requested
\$	\$ 30,000.00
Estimated Start Date	Estimated Completion Date
Number of Commercial Tenant Spaces Within the Building	Number of Residential Tenant Spaces Within the Building
2) TWO 1209 and 1205	24 PERSON'S

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

Complete detailed list of project revenues and expenses.	<input checked="" type="checkbox"/>	Additional Exhibits If Any (List):
Two bids from qualified contractors detailing the cost of the work to be done.	<input checked="" type="checkbox"/>	
Drawings detailing all of the work to be completed as part of the project.	<input checked="" type="checkbox"/>	
A description/sample of project materials and colors.	<input type="checkbox"/>	
Proof of insurance.	<input type="checkbox"/>	
Must be current on all real estate and personal property taxes.	<input type="checkbox"/>	
No outstanding amounts owed to the City of Stevens Point.	<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 (If not the Applicant)	Date
			2/15/16

POSITIVE IMPACTS

The proposed repairs and updates will greatly improve the façade of the building and will enhance the look and feel of the property. This will attract new clientele considering a move to downtown Stevens Point looking for office space on the lower level and professional couples looking for housing options in the downtown area. This historical building will be restored and updated, but still retain its original charm. This is a prime location next to Mid-State for those pursuing educational goals, as well as younger professionals that work in close proximity to the downtown area.

SCOPE OF WORK  
1209 & 1205 SECOND STREET

West Elevation-Front of the building will include the following work:

- Replace all windows on second floor
- Re-paint original window frames
- Repair and tuck point brick joints
- Replace awnings
- Power wash front of building

South Elevation-will include the following work:

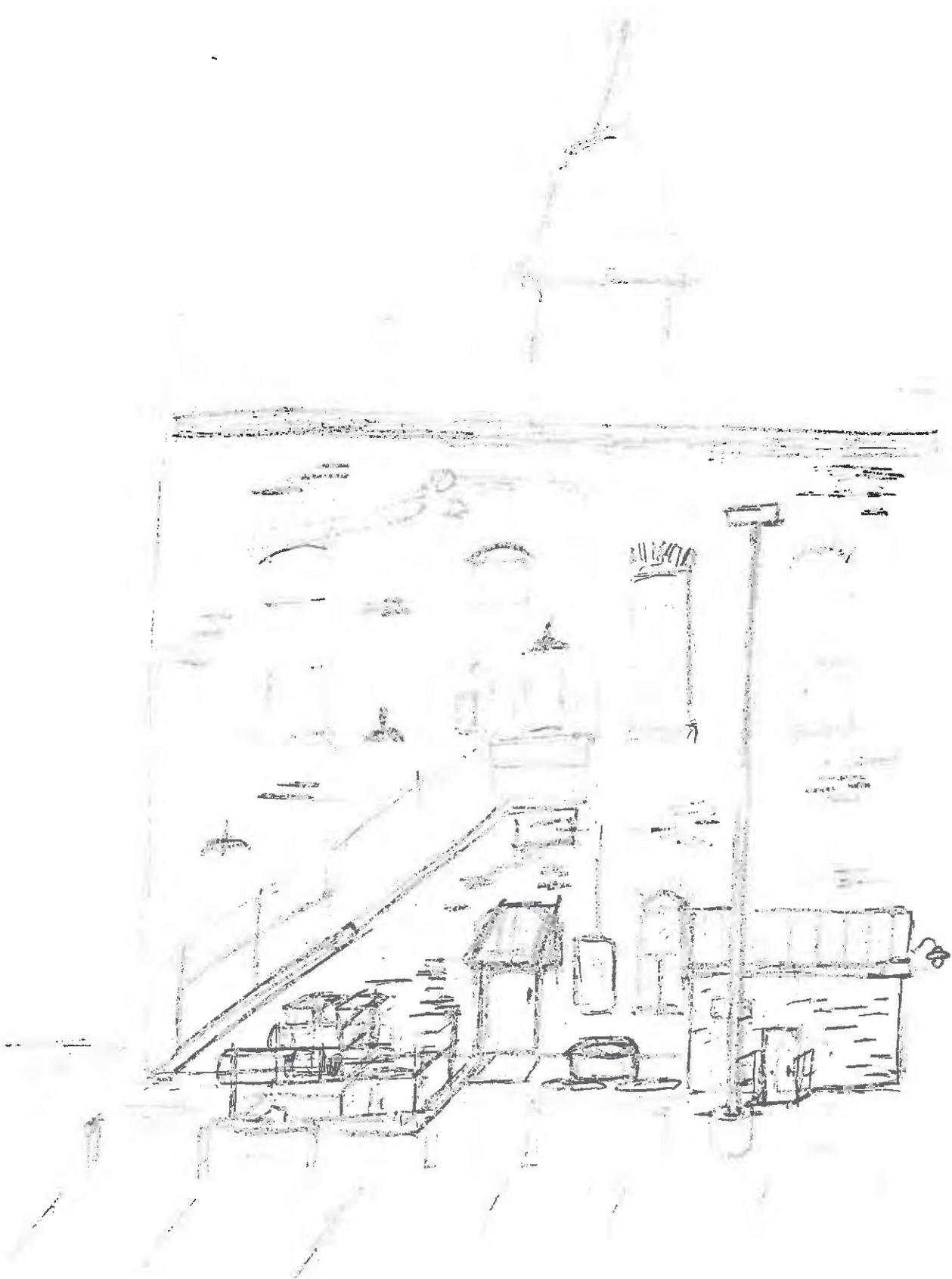
- Replace all windows on second floor
- Re-paint original window frames
- Tuck point and fill one upper level window that was previously boarded up.
- Remove wood from another boarded up window and fill in with matching brick

North Elevation-will include the following work:

- Cut in opening in the brick for new apartment windows
- Repair and tuck point brick joints

East Elevation-will include the following work:

- Replace all windows on Second floor and 1 on lower level
- Repaint original window frames
- Repair and tuck point brick joints
- Rear fire escape door will be replaced
- Wood surrounding the fire escape door will be removed and matching brick will be installed.



TOP VIEW

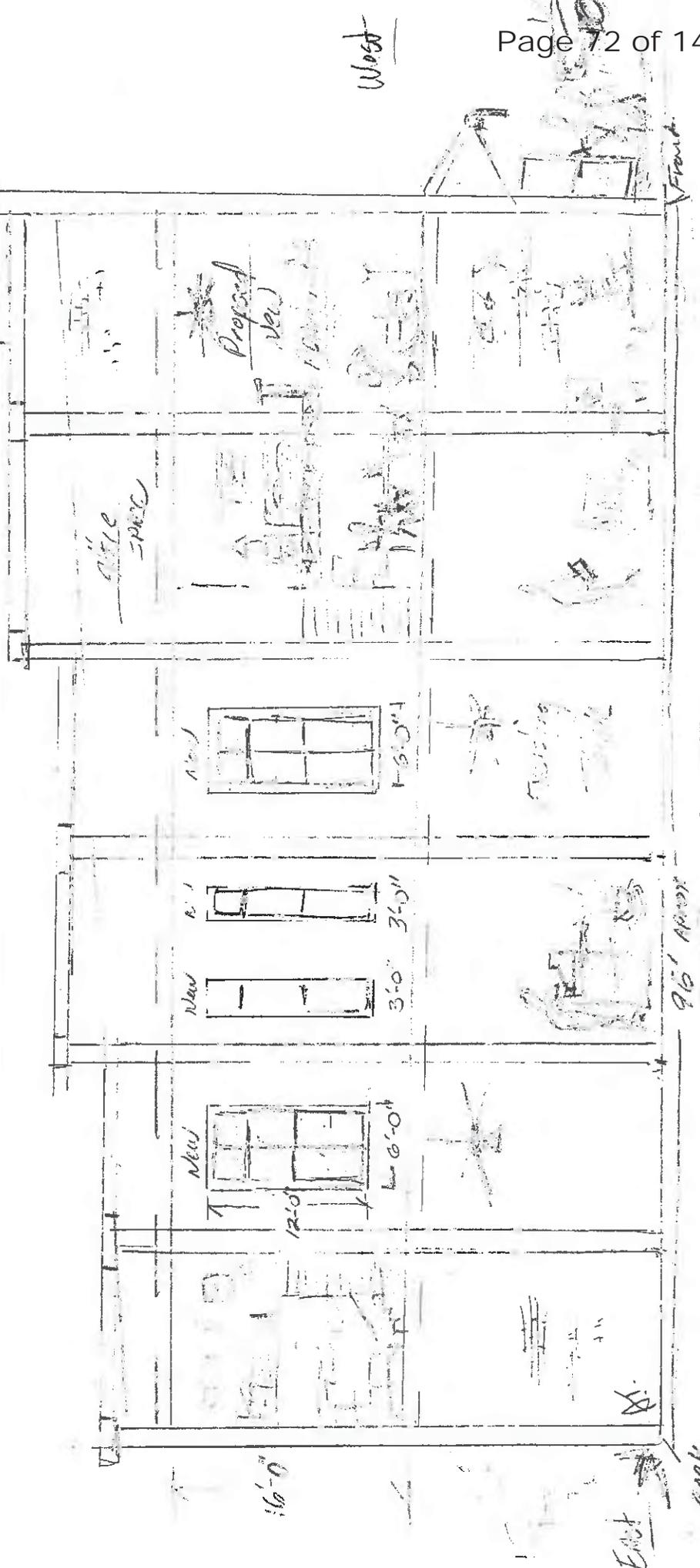
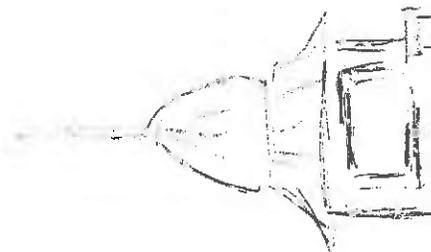


EXIT



To H.P.D.R.C.,

For 1205 Second St  
Stevens Point WI 54481



West

Front

9'-6" Approx

Back

East

North

1205 Second

AD Seal

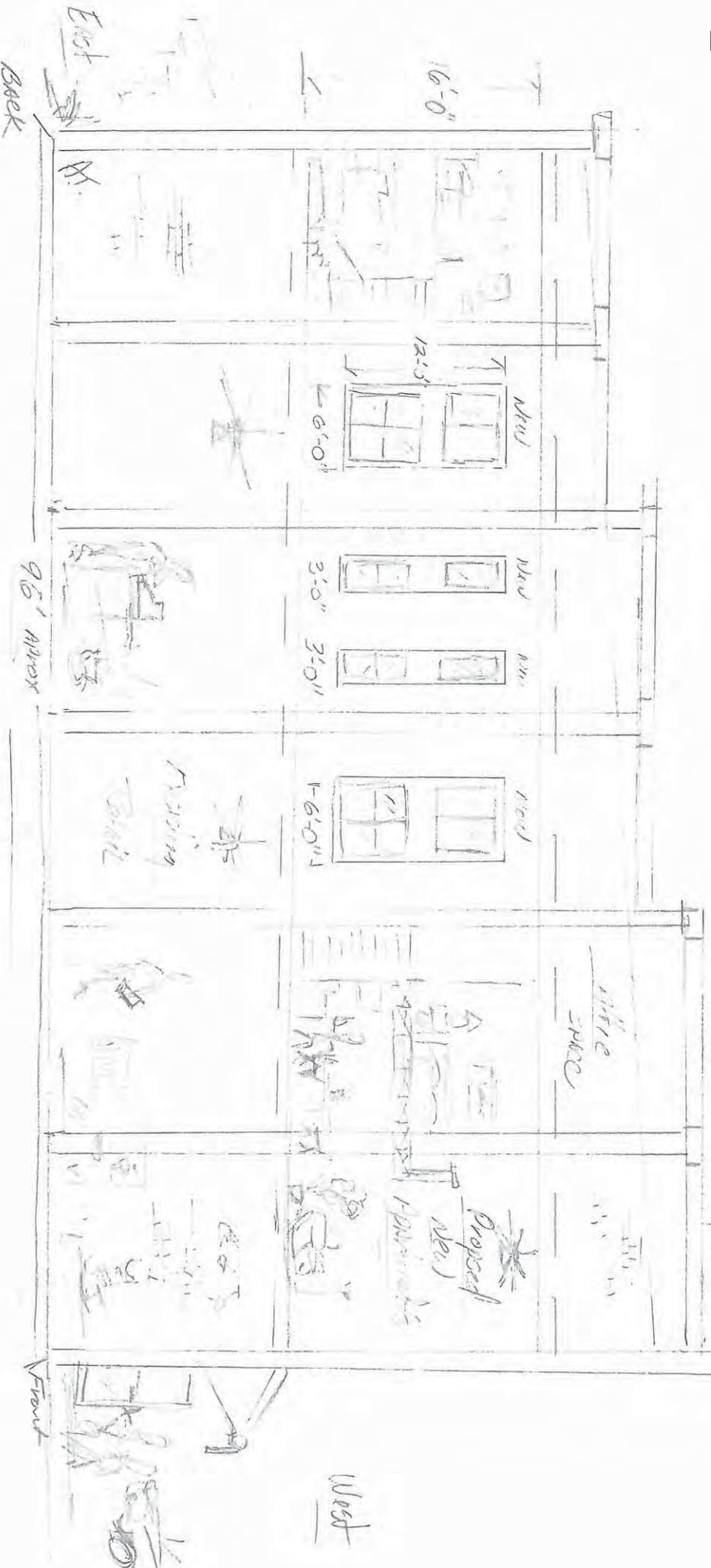
Drawing ALDT





To L.P.O.R.L.,

For 1905 Second St  
Stourms point in USA.



AD Scale

OSBY track

North side

Drawing #107

East

Back

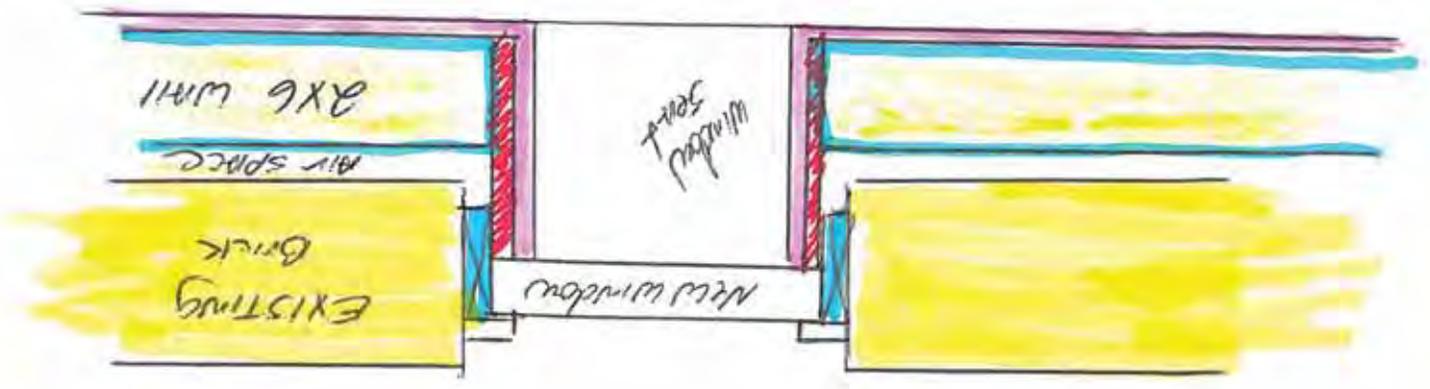
Front

West

- Window seat material to be determined  
 - Air space size to be determined  
 - How out of level Extern Brick wall is,

Abbe

- OSB
- plywood
- Brick
- Formwork (removed)
- Insulation
- Drywall



New Window Detail A



**Masonry Bid**

## Notes

Bid 1

Dulack &amp; Son Masonry \$30,550.00

Bid 2

Tessmann Construction \$26,009.00

**Window Bid**

Bid 1

Feltz Lumber \$27,156.00 weather shield Aluminum Clad

Bid 2

Lowe's \$24,898.00 Pella Aluminum Blad

Bid 3

Duralum \$17,021.81 Lindsey Vynal

**Window Installation**

Bid 1

Conradt Construction \$14,900.00

Bid 2

Tessmann Construction \$13,200.00

**Awning**

Bid 1

Duralum \$8,100

Tessmann Construction \$7,850

**Rear Door**

Feltz Lumber \$1,815.00

Lowe's

Tessmann Construction LLC

195 Black Forest Drive  
Plover, WI 54467  
(715)498-5470

# Estimate

Date	Estimate #
2/20/2016	34

Name / Address
Jim Laabs facade grant 1209/1205 second street

Project

Description	Qty	Rate	Total
Fill in 2nd story window and air conditioner opening		1,360.00	1,360.00
Cutting in new windows on North wall		8,032.00	8,032.00
Tuck pointing of all brick on both buildings		16,617.00	16,617.00
<p><i>- Type N" masonry</i></p> <p><i>matched to original</i></p> <p><i>AS MUCH AS POSSIBLE</i></p> <p><i>A.T.</i></p>			
		<b>Total</b>	\$26,009.00

Don Dulak & SON MASONRY, INC  
2185 ANNA RAY LANE  
ROSHOLT, WI  
PHONE: (715) - 344-4199  
FAX: (715)344-5933 or 715-344-4486

FOR:  
Tessmann Construction  
10, 2016

DATE:  
Feb.

QUOTE: Labbs Apartment

- Window infill 2<sup>nd</sup> story (south side)
- Window infill ground level (south)
- Opening for A.C. unit -Lay brick above angle iron
- Brick provided by owner
- No toothing of brick

\$1,600.00

Thank you,  
Shane Dulak

1,600<sup>00</sup>      Fill in 2nd story wind  
 9,450<sup>00</sup>      Cutting in new openings  
 19,500<sup>00</sup>      Tuck pointing  


---

 \$ 30,550<sup>00</sup>

No Heat or Winter Protection in this quote  
This quote is good for 30 days from date above

Don Dulak & SON MASONRY, INC  
2185 ANNA RAY LANE  
ROSHOLT, WI  
PHONE: (715) - 344-4199  
FAX: (715)344-5933 or 715-344-4486

---

FOR:  
Tessmann Construction  
10, 2016

DATE:  
Feb.

QUOTE: Labbs Apartment

---

Cut out windows (4) in brick wall (approx. 12" thick)

-Cut out headers

-Install angle irons

-Lay brick above angle iron

-Cut out windows

-Install window sill

-High lift rental

\$9,450.00

Thank you,  
Shane Dulak

**No Heat or Winter Protection in this quote  
This quote is good for 30 days from date above**

Don Dulak & SON MASONRY, INC  
2185 ANNA RAY LANE  
ROSHOLT, WI  
PHONE: (715) - 344-4199  
FAX: (715)344-5933 or 715-344-4486

---

FOR: Tessmann Construction  
10, 2016

DATE: Feb.

APPROX QUOTE: Labbs Apartment tuckpointing brick veneer

---

Tuckpoint Brick veneer on building  
-Grind out joints and tuckpoint as needed  
-Match mortar as close as possible  
-High lift rental

\$19,500.00

Thank you,  
Shane Dulak

**No Heat or Winter Protection in this quote  
This quote is good for 30 days from date above**

Tessmann Construction LLC

195 Black Forest Drive  
 Plover, WI 54467  
 (715)498-5470

# Estimate

Date	Estimate #
2/20/2016	35

Name / Address
Jim Laabs facade grant 1209/1205 second street

			Project
Description	Qty	Rate	Total
Install new awnings at 120 and 1205 Second Street, Stevens Point		1,290.00	1,290.00
Labor			
Awnings		6,600.00	6,600.00
purchase and installation of new awnings at 1209 & 1205 Second St., Stevens Point, WI 54481			<b>Total</b> \$7,890.00



Al Tessmann &lt;tessmannconstruction@gmail.com&gt;

---

**awning quote for Laabs building**

1 message

---

**Carey Larson** <duralumsiding@gmail.com>

Tue, Feb 9, 2016 at 8:41 AM

To: tessmannconstruction@gmail.com

Al:

Good morning, the awning company emailed me this morning and the pricing would stay the same as quoted to you in October 2014, until March 15th 2015. Thereafter, the pricing will increase 10%. Those prices were 6,004.87 F.O.B. our docks and if you wanted my guys to do the installation that was at, 1,500.00 for all three units.

There are two (2) awnings at 200" wide x 48" drop plus 7" floppy valance x 36" projection. One (1) 78" wide with the same drop and projection attributes. I hope to be sending you something on the windows shortly.

Thank you,

**Carey Larson**

3250 Mecca Drive  
Plover, WI 54467  
Office Phone: 715.344.7363  
Direct Line: 715.572.7301  
[DuralumSiding@gmail.com](mailto:DuralumSiding@gmail.com)  
[www.DuralumSiding.com](http://www.DuralumSiding.com)

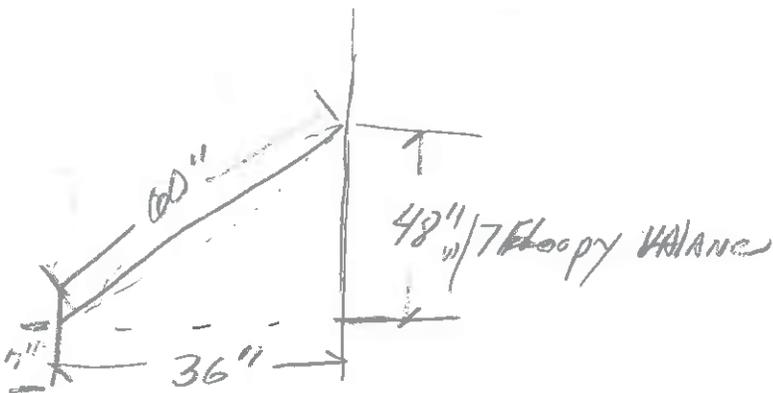
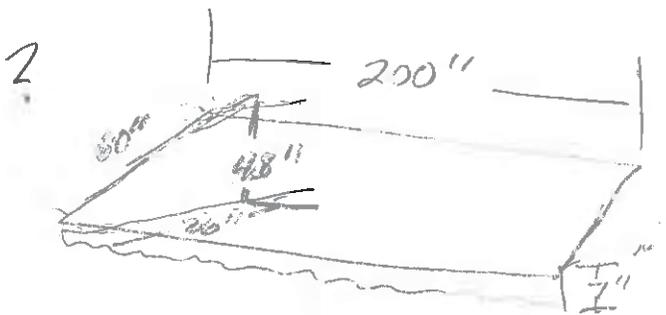
DURALUM / CAREY LAWSON

\$ 1,500.00 TO INSTALL ALL 3

\$ 6,600.00 <sup>aprop</sup> For All 3

2) Awning 200" wide x 48" drop + 7" Floppy valance  
36" projection

1) Awning 78" wide 48" drop  
36" projection



Tessmann Construction LLC

195 Black Forest Drive  
Plover, WI 54467  
(715)498-5470

# Estimate

Date	Estimate #
2/10/2016	32

Name / Address
Jim Laabs facade grant 1209/1205

Project

Description	Qty	Rate	Total
Windows & Trim remove old windows, repair existing exterior frame install new insert, paint excising exterior frame install new interior trim.	36		13,250.00
<b>Total</b>			<b>\$13,250.00</b>

# Conradt Custom Construction

## Residential Building and Remodeling

John Conradt  
715-412-1071  
Waupaca WI  
518 W Fulton St Waupaca WI 54981  
[conradtcustomconstruction@gmail.com](mailto:conradtcustomconstruction@gmail.com)

### Tessmann Construction

Al Tessmann  
Plover WI  
715-498-5470  
[tessmannconsruction@gmail.com](mailto:tessmannconsruction@gmail.com)

**Estimate**  
02-09-2016

### Job Site Location

1205 2nd St, Stevens Point WI  
1209 2nd St, Stevens Point WI

### Work required ;

Replace 36 windows , Exterior trim , and Interior trim

All Permits and Materials will be supplied by the Building Owner or General Contractor,  
Eg.. Windows , Trim ,additional Framing materials where needed.

Estimate is based on a labor charge not including materials for this project as stated.

### Labor Cost -

4 weeks / 45 hrs week / \$65.00 per hour - \$ 11700.00

Unforeseen Materials Allowance - \$ 2000.00

Equipment Rental ( Scissors Lift ) \$ 1200.00

**Total Project Cost - \$ 14900.00**

Conradt Custom Construction LLC is strictly acting as a subcontractor listed below the stated General Contractor and is not responsible for any other factors of the total project except what is stated above.

Accepted By : \_\_\_\_\_ Date \_\_\_\_\_

This is only an estimate! project cost could be +/-, due to material cost change , unforeseen structural issues and changes made to project requested along the way. 50% of project cost is expected at time of project confirmation and scheduling .Conradt Custom Construction reserves the right for any unpaid balance to place a lien on the property . Final payment is due upon project completion.

3757 MINNESOTA AVE  
 STEVENS POINT, WI 54481  
 7153444970

**Quotation**

**FELTZ LUMBER CO (001)**

**Quote ID** SQDGE000719-1

**P.O. Number**

**Quoted for** CONSUMER SALES

**Ship-to**

Same as Bill-to

United States

United States

**Prepared by** Wisz, Matthew

**Prepared on**

9/24/2014

715-344-4970

**Available to**

11/23/2014

feltzmv@feltzlumber.com

**Quote Information**

**Quote ID** SQDGE000719-

**Quote Name** JIM LAAB / 1205 1209

**Total Lines** 1

**Total Value** 1,815.00

**Status** Open

**Freight Terms**

**Payment Terms**

All prices are in

All units, quantities and accessories have been verified and accepted by the undersigned for purchase.

Accepted by \_\_\_\_\_

Date \_\_\_\_\_

Application version 8.0.0.32

Printed on 9/25/2014

Content Version 1.0.0.0

Page 1 of 3

3737 MINNESOTA AVE  
STEVENS POINT, WI 54481

## Quotation

FELTZ LUMBER CO (001)

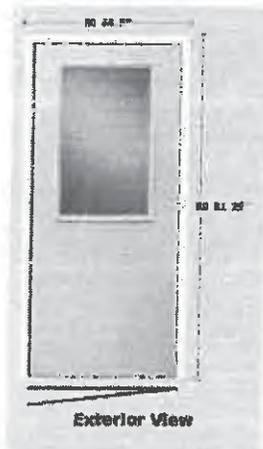
7153444970

Quote ID SQDGE000719-1

P.O. Number

Line	Label	Qty	UOM	Family/Part Number	Unit	Extended
1		1.0000	EA	Waudena Millwork Exterior Door	1,815.00	1,815.00

BDEXEEU-3'-6"x6'-8"-2 Single Entry, 3'-6" X 6'-8" , Smooth Steel 2, Clear LE Glass, Closer Prep Required, Prefinish Slab 86 White Int 86 White Ext 2-3/4" Backset-No DBB, 86 White Clad OS w/ACC BM Shipped Loose Applied to 6-3/4" Primed Jamb Jamb Reinforce Plate - Aluminum Nail Fin, HROS, Outswing Ball Bearing DC Hinges, Bumper OS Sill-Champagne, Beige Q-Lon Weatherstrip & Sweep (Standard), \*\*\* Cut down Unit Dimension Height: 81" \*\*\*

**Door Configuration: Single Entry****Unit Type: Assembled Unit**

Texture: Smooth Steel

Glass Type: Clear Low-E Glass

Style: 2 (1/2 Lite Flush)

Width: 3'-6", Height: 6'-8"

Hinging: Hinge Right Outswing

Hinge Type: Outswing Ball Bearing Dull Chrome (US26D)

2-3/4" Backset - No Deadbolt Bore

Exterior Slab Prefinish: 86 White (Matches standard clad color)

Interior Slab Prefinish: 86 White (Matches standard clad color) Closer prep required:

Yes

**\*\*\* Cut down Unit Dimension Height: 81" \*\*\***

(Measured from bottom of sill to top of jamb. Does not include brickmold)

**Jamb & Sill**

Jamb Type: Primed Pine

Jamb Depth: 6-3/4"

Jamb PreFinish: No

Jamb Reinforcement Plate Required: Yes

Clad Type: Clad Outswing with Accessory Brickmold (BM Ship Loose), Clad Color: 86 White

Nail Fin: Aluminum Nailing Fin

Sill Type: Bumper - Champagne - Coffee T-Cap

Beige Q-Lon Weatherstrip &amp; Sweep (Standard)

**Rough Opening:**

Width: 44.5"

Height: 81.25"

**\*\*\* Extra Wide door slabs utilize standard 22" wide glass. The vertical stiles will be wider than depicted in the image. \*\*****Note: The image shown is a representation of the product and may not reflect all options selected. Verify the details above for the actual configuration.**

3757 MINNESOTA AVE  
STEVENS POINT, WI 54481  
7153444970

**Quotation**

**FELTZ LUMBER CO (001)**

**Quote ID**      SQDGE000719-1

**P.O. Number**

All prices are in

**Items Subtotal (MSRP)**

**1,815.00**

Application version    8.0.0.32

Printed on            9/25/2014

Content Version        1.0.0.0

Page 3 of 3

# Gmail

COMPOSE

## Lowe's Window Quote - 450 Series

inbox x

**Inbox (825)**

Important

Sent Mail

Drafts (8)

All Mail

Circles

Gmail

LLC

Personal

Pictures

Receipts

Staples

Travel

Work

More

**Long, Barry - Barry W** <barry.w.long@store.lowes.com>  
to me, Matthew

Hi Al - here is the Pella 450 window quote - QSP saved 28.1%!

Thanks! Barry

*\$24,898.97*

From: Lowes Document Scan  
Sent: Tuesday, February 09, 2016 5:46 PM  
To: Long, Barry - Barry W  
Subject: Scanned Document(s) Attached

Scanned Document(s) Attached

NOTICE: All information in and attached to the e-mails below may be proprie intended recipient, you are not authorized to intercept, read, print, retain, cop immediately by phone [\(704-758-1000\)](tel:704-758-1000) or by e-mail and destroy all copies of ti

By transmitting documents via this email: Users, Customers, Suppliers and V convenience, and is not a secured method of communication; Not to transmit sensitive and personal information E.G. Driver's license, DOB, social security, plans, pictures and drawings and to assume all risk and liability for and indem confidential information in the body of an email transmittal. Thank you.



 image2016-02-09.



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[Manage](#)



## Quote Support Program

Quote #: 2704479  
 System Start/Expire Date: 01/01/2010  
 Customer Name: Jim Leese  
 Address System Cash Project Description: Westham 400 Leese  
 Customer Number: 715613471  
 Purchased from Lowe's Store #: Store #0001  
 Store Name: FLORENCE  
 Store Phone #: (715)811-0000  
 Store General: Matt O'Connell

Item #	Quantity	Item Description	QSP Unit Price	Extended QSP Price
10000	1	TRANSOM FOR DOUBLE HUNG TRANSOMS	607.01	607.01
10020	1	WIDE DOUBLE HUNG	1,062.28	1,062.28
10030	1	W/ FULL SCREEN	60.45	60.45
10040	1	TRANSOM FOR DOUBLE HUNG TRANSOMS	401.00	401.00
10050	1	SINGLE UNIT DOUBLE HUNG	700.00	700.00
10060	1	W/ FULL SCREEN	60.45	60.45
10070	1	SINGLE UNIT DOUBLE HUNG	710.00	710.00
10080	1	W/ FULL SCREEN	60.45	60.45
10131	1	WIDE AWNINGS	740.00	740.00
10141	1	W/ SCREEN	60.45	60.45
10200	1	WIDE DOUBLE HUNG	1,100.00	1,100.00
10201	4	CHAMPAGNE CASH LIFT	3.00	12.00
10202	1	W/ FULL SCREEN	60.45	60.45
10203	1	SINGLE UNIT AWNINGS	600.00	600.00
10204	1	W/ FULL SCREEN	2,400.00	2,400.00
10205	1	SINGLE UNIT DOUBLE HUNG	2,000.00	2,000.00
10206	10	CHAMPAGNE CASH LIFT	3.00	30.00
10207	1	W/ FULL SCREEN	60.45	60.45
10208	1	SINGLE UNIT AWNINGS	600.00	600.00
10209	1	W/ FULL SCREEN	2,300.00	2,300.00
10210	1	SINGLE UNIT DOUBLE HUNG	700.00	700.00
10211	1	CHAMPAGNE CASH LIFT	3.00	3.00
10212	1	W/ FULL SCREEN	60.45	60.45
10213	1	NO PERSAL HATD FRAMES OVER WIDE DOUBLE HUNG	1,000.00	1,000.00
10214	1	CHAMPAGNE CASH LIFT	3.00	3.00
10215	1	W/ FULL SCREEN	17.00	17.00
10216	1	WIDE DOUBLE HUNG	1,000.00	1,000.00
10217	1	CHAMPAGNE CASH LIFT	3.00	3.00
10218	1	W/ FULL SCREEN	60.45	60.45
10219	1	SINGLE UNIT DOUBLE HUNG	600.00	600.00
10220	1	CHAMPAGNE CASH LIFT	3.00	3.00
10221	1	W/ FULL SCREEN	60.45	60.45



# Quote Support Program

All items requested for volume savings may not be held if they did not qualify for QSP pricing.

Total Savings for this quote is \$24,174  
QSP Total: \$24,200.00

MANAGER SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

- \*THIS ESTIMATE IS NOT VALID WITHOUT A MANAGER'S SIGNATURE.
- \*LOWE'S RESERVES THE RIGHT TO LIMIT THE QUANTITIES OF MERCHANDISE SOLD TO CUSTOMERS
- \*ALL OF THE PRODUCT MUST BE ORDERED BY THE EXPIRATION DATE IN ORDER TO RECEIVE VOLUME SAVINGS
- \*THIS IS AN ESTIMATE ONLY. DELIVERY OF ALL MATERIALS CONTAINED IN THIS ESTIMATE ARE SUBJECT TO AVAILABILITY FROM THE MANUFACTURER OR SUPPLIER. QUANTITY, EXTENSION, OR ADDITION ERRORS ARE SUBJECT TO CORRECTION. CREDIT TERMS SUBJECT TO APPROVAL BY LOWE'S CREDIT DEPARTMENT.
- \*LOWE'S IS A SUPPLIER OF MATERIALS ONLY. LOWE'S DOES NOT ENGAGE IN THE PRACTICE OF ENGINEERING, ARCHITECTURE, OR GENERAL CONTRACTING. LOWE'S DOES NOT ASSUME SELECTION OR CHOICE OF MATERIALS FOR A GENERAL OR SPECIFIC USE, FOR QUANTITY OR SIZING OF MATERIALS; FOR THE USE OR INSTALLATION OF MATERIALS; OR FOR COMPLIANCE WITH ANY BUILDING CODE OR STANDARD OF WORKMANSHIP.
- \*LOWE'S IS MAKING THE FOLLOWING QUOTE BASED ON ITS STANDARD COMMERCIAL TERMS, AND DOES NOT AGREE TO TERMS AND CONDITIONS, INCLUDING ANY GOVERNMENTAL REGULATIONS, NOT SPECIFICALLY INCULCATED OR REFERENCED IN THE REQUEST FOR THIS QUOTATION. IF TERMS AND CONDITIONS ARE PRESENTED, PRODUCT SELECTION AND PRICING MAY CHANGE WITHOUT LEGAL NOTICE.
- \*TAXES AND DELIVERY WILL BE ADDED AT TIME OF PURCHASE AS APPLICABLE.

Visit [Lowe's.com](http://Lowe's.com)

Quote

http://csr.lowe.com:an20 a:mediumQuote.js?projectId 14...

Back to Quote



LOWE'S HOME CENTERS, LLC 22536  
230 CROSSROADS DRIVE  
PLOVER, WI 53407  
USA  
(715) 869-8000



Date: 02/09/2016

Project #: 164990025 Description: Windows 450 series  
Customer Name: JAMES LAABS  
Customer Phone: (715) 684-9462  
Customer Address: 1936 2ND ST N  
STAYLNS POINT,  
WI 54481  
USA

Line Item Product Code Unit Price Quantity Total Price  
Frame Size Description

0001	Manufacturer: Pella Windows & Patio Doors			
Single Unit Double Hungs	Division: Millwork Product: Windows Type: Double Hungs Manufacturer: Pella Windows & Patio Doors Material: Aluminum Clad Wood Frame: Aluminum Clad Wood Frame Energy Star (R) Qualified Products Only: No - I would like to view all available product offerings. Product Family: Full Frame Pella Products Product Configuration: Single Unit Room Location: Other I Opening Type: Rough Actual Frame Size Width: 30 in Actual Frame Size Height: 76 1/4 in Fits Opening Width: 30 3/4 in Fits Opening Height: 77 in Interior Color: White Exterior Paint Grade: Standard Exterior Clad Jambliner: Standard Jambliner Wood Type: Pine - Standard Interior Finish: Provincial Sash Lock: Standard Sash Lifts: Yes Hardware Finish: Champagne Insulated Type: Dual			
		\$842.54	4	\$3,370.16

Quote

http://stsrc.lowe.com.m20 a/mediumQuote.jsp?projectId=14...

Glazing: Advanced Low E Glass  
 Tempered Glass: No  
 High Altitude: No  
 Gas Filled: Argon  
 Sash Style: Even  
 Grid Type: None  
 Fiberglass Insect Screen: Full Screen  
 Screen Color: White  
 Screen Mesh: InView  
 Attachment Method: EnduraClad (R) Exterior Trim  
 Installation Method: Full Frame Replacement  
 Head Exterior Trim: Brickmould  
 Left Jamb Exterior Trim: Brickmould  
 Right Jamb Exterior Trim: Brickmould  
 Actual Sill Exterior Trim: 1/2-in Sill Nose  
 Attachment Method Application: Factory Applied  
 Actual Exterior Overall Width Including Trim: 32.30000  
 Actual Exterior Overall Height Including Trim: 73.01000  
 Actual Wall Depth: 1.9716-in  
 Wall Depth Application: Factory Applied  
 Series: 150 Pro-Line  
 Will This Product Be Installed By Lowe's (R)? Not  
 Installed By Lowe's (P)  
 Is This A Remake?: No  
 Lead Time: 2d

**PREFINISHED DISCLAIMER & WARRANTY:** Stained and paint color samples are produced as accurately as possible; however, actual colors may vary from batch. Because wood is a natural product, each window will display its own personality with regards to variation in color, texture and grain pattern. Natural wood variations include distinctive grain patterns or unusual shadings in color. Due to the nature of using natural products, Pella Windows and Doors cannot be responsible for the actual degree of variation that may occur in your purchase. Prefinish services are covered under the standard labor warranty of 2 years from the date of sale. Labor for product over 2 years will be chargeable.  
 Item Number: 197687

0001  
 2 Wide Double Hungs

**Manufacturer:** Pella Windows & Patio Doors

Division: Millwork  
 Product: Window  
 Type: Double Hungs  
 Manufacturer: Pella Windows & Patio Doors  
 Material: Aluminum Clad Wood  
 Frame: Aluminum Clad Wood Frame  
 Energy Star (R) Qualified Product Only: No - I would like to view all available product offering.

\$1,537.44      2      \$3,074.88



Product Family: Full Frame Pella Products  
 Product Configuration: 2-Wide  
 Room Location: Other 1  
 Opening Type: Rough  
 Actual Frame Size Width: 50-in  
 Actual Frame Size Height: 76 1/4-in  
 Fits Opening Width: 50 3/4 in  
 Fits Opening Height: 77 in  
 Exterior Color: White  
 Exterior Paint Grade: Standard EnduraClad  
 Jambliner: Standard Jambliner  
 Wood Type: Pine - Standard  
 Interior Finish: Provincial  
 Sash Lock: Standard  
 Sash Lift: Yes  
 Hardware Finish: Champagne  
 Insulated Type: Dual  
 Glazing: Advanced Low E Glass  
 Tempered Glass: No  
 High Altitude: No  
 Gas Filled: Argon  
 Sash Style: Even  
 Grid Type: None  
 Fiberglass Insect Screen: Full Screen  
 Screen Color: White  
 Screen Mesh: InView  
 Attachment Method: EnduraClad (R) Exterior Trim  
 Installation Method: Full Frame Replacement  
 Head Exterior Trim: Brickmould  
 Left Jamb Exterior Trim: Brickmould  
 Right Jamb Exterior Trim: Brickmould  
 Actual Sill Exterior Trim: 1/2-in Sill Nose  
 Attachment Method Application: Factory Applied  
 Actual Exterior Overall Width Including Trim: 52.360000  
 Actual Exterior Overall Height Including Trim: 78.610000  
 Actual Wall Depth: 4 9/16-in  
 Wall Depth Application: Factory Applied  
 Series: 450 ProLine  
 Will This Product Be Installed By Lowe's (R)? Not  
 Installed By Lowe's (R)  
 Is This A Rental? No  
 Lead Time: 24

**UNFINISHED DISCLAIMER & WARRANTY:** Stained  
 and paint color samples are produced as accurately as  
 possible; however, actual colors may vary from what  
 is shown. Because wood is a natural product, each window will  
 display its own personality with regards to variation in  
 color, texture and grain pattern. Natural wood variations  
 include distinctive grain patterns or unusual shadings in

color. Due to the nature of using natural products, Pella Windows and Doors cannot be responsible for the actual degree of variation that may occur in your purchase. Prefinish services are covered under the standard labor warranty of 2 years from the date of sale. Labor for product over 2 years will be chargeable.  
Item Number: 197687

0005  
Individual Fixed Frames  
over 2-Wide Double Hungs



**Manufacturer:** Pella Windows & Patio Doors  
**Division:** Millwork  
**Product:** Windows  
**Type:** Double Hung  
**Manufacturer:** Pella Windows & Patio Doors  
**Material:** Aluminum Clad Wood  
**Frame:** Aluminum Clad Wood Frame  
**Energy Star (R) Qualified Products Only:** No - I would like to view all available product offering.  
**Product Family:** Full Frame Pella Products  
**Product Configuration:** Individual Fixed Frames over 2-Wide  
**Room Location:** Other 1  
**Opening Type:** Rough  
**Actual Frame Size Width:** 59 1/2 in  
**Actual Frame Size Height:** 100 1/4 in  
**fits Opening Width:** 60 1/4 in  
**fits Opening Height:** 101 in  
**Actual Lower Unit Frame Height:** 77 in  
**Actual Fixed Frame Height:** 23 1/4 in  
**Exterior Color:** White  
**Exterior Paint Grade:** Standard EnduraClad  
**Jambliner:** Standard Jambliner  
**Wood Type:** Pine - Standard  
**Interior Finish:** Provincial  
**Sash Lock:** Standard  
**Sash Lifts:** Yes  
**Hardware Finish:** Champagne  
**Insulated Type:** Dual  
**Glazing:** Advanced Low E Glass  
**Tempered Glass:** No  
**High Altitude:** No  
**Gas Filled:** Argon  
**Sash Style:** Lxan  
**Grid Type:** None  
**Insect/Insect Screen:** Full Screen  
**Screen Color:** White  
**Screen Mesh:** InView  
**Attachment Method:** Nail Pin  
**Attachment Method Application:** Factory Applied  
**Actual Wall Depth:** 3 9/16 in  
**Wall Depth Application:** Factory Applied

\$2,329.68 | \$2,329.68

Quote

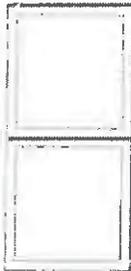
http://sctsrvt.lowe.com/m20/a/medium/Quote.jsp?projectId=14...

Series: 430 Pro Line  
Will This Product Be Installed By Lowe's (R): Not Installed By Lowe's (R)  
Is This A Remark: No  
Lead Time: 24

**PREFINISHED DISCLAIMER & WARRANTY:** Stained and paint color samples are produced as accurately as possible; however, actual colors may vary from batch. Because wood is a natural product, each window will display its own personality with regards to variation in color, texture and grain pattern. Natural wood variations include distinctive grain patterns or unusual shading in color. Due to the nature of using natural products, Pella Windows and Doors cannot be responsible for the actual degree of variation that may occur in your purchase. Prefinish services are covered under the standard labor warranty of 2 years from the date of sale. Labor for product over 2 years will be chargeable.  
Item Number: 197887

0001

Single Unit Double Hung



**Manufacturer:** Pella Windows & Patio Doors

Division: Millwork  
Product: Windows  
Type: Double Hung  
Manufacturer: Pella Windows & Patio Doors  
Material: Aluminum Clad Wood  
Frame: Aluminum Clad Wood Frame  
Energy Star (R) Qualified Product Only: No - I would like to view all available product offerings.  
Product Family: Full Frame Pella Products  
Product Configuration: Single Unit  
Room Location: Other 1  
Opening Type: Rough  
Actual Frame Size Width: 36-in  
Actual Frame Size Height: 75 3/4-in  
Gross Opening Width: 36 3/4-in  
Fits Opening Height: 76 1/2-in  
Exterior Color: White  
Exterior Paint Grade: Standard Endura 1st  
Jambliner: Standard Jambliner  
Wood Type: Pine - Standard  
Interior Finish: Provincial  
Sash Lock: Standard  
Sash Lifts: Yes  
Hardware Finish: Champagne  
Insulated Type: Dual  
Glazing: Advanced Low E Glass  
Tempered Glass: No  
High Altitude: No

Quote

<http://s3.amazonaws.com/m2o-0-mediumQuote.jsp?projectId=13...>

Gas Filled: Argon  
Sash Style: Even  
Grid Type: None  
Fiberglass Inset Screen: Full Screen  
Screen Color: White  
Screen Mesh: InView  
Attachment Method: EnduraClad (R) Exterior Trim  
Installation Method: Full Frame Replacement  
Head Exterior Trim: Brickmould  
Left Jamb Exterior Trim: Brickmould  
Right Ja

Feltz Lumber Company  
 3737 Minnesota Ave  
 Stevens Point, WI 54481  
 Phone: 715 344-4970  
 Fax: 715 344-8260

# QUOTE: 276

QUOTE DETAIL  
 Project Number: 276  
 Printed: 2/8/2016 11:35:23 AM

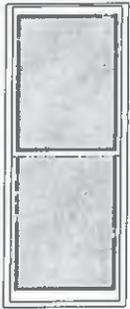
CQ Prj #: 276      System #: 0      Order Date: 2/8/2016      Valid Date: 3/8/2016  
 Dealer Prj #: 276  
 Sold To: 2      Ship To: 2  
 FELTZ LUMBER COMPANY      FELTZ LUMBER COMPANY  
 3737 MINNESOTA AVE      3737 MINNESOTA AVE  
 STEVENS POINT, WI 54481      STEVENS POINT, WI 54481

Phone: 715 344-4970      Fax: 715 344-8260      Phone: 715 344-4970      Fax: 715 344-8260

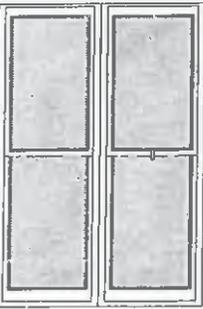
Delivery Instructions:      Drop Ship:

## LIST PRICING SHOWN

Weather Shield proposes to furnish products as stated below.  
 All Units viewed from Exterior.

<p>Item Number: 1                  Quantity: 4                  Total Jamb To Jamb: 30 1/4 X 76 1/2                  Total Rough Opening: 30 3/4 X 77</p> 	<p>Signature Series                  Double Hung Tilt                  Rectangle                  Product Configuration-Complete Unit                  Manufactured Date-7-30-2012 to Present                  Product ID-8109                  Product Arrangement-1 Wide                  Sizing Method-Jb to Jb/Frame Size                    Venting Frame Proportion-Even                  Overall Jamb Width-30 1/4                  Jamb Height-76 1/2                  R/O Width-30 3/4                  Overall R/O Width-30 3/4                  R/O Height-77                  Top Glass Width-24 3/4                  Top Glass Height-34 3/16                  Bottom Glass Width-24 3/4                  Bottom Glass Height-34 3/16                  Egress Unit-No                  Operating Code-Operating                  Exterior Frame Finish-Aluminum Clad</p>	<p>Exterior Sash Finish-Aluminum Clad                  Aluminum Paint Finish-AAMA 2605                  Exterior Color-White                  Frame Nailing Fin-No Frame Nailing Fin                  Installation Clips-5 1/2" Installation Clips                  Installation Clip Application-Shipped Loose                  Overall Jamb Depth-4 9/16                  Interior Finish-Stain/Seal-Chestnut Stain and Seal                  Jamb Liner Color-Tan                  Glass Type-Insulated Low E                  Glazing Bead Type-Colonial                  Gas-W/Inert Airspace Gas                  Lite Configuration-1 Lite                  Venting Options-No Venting Options                  Hardware Color-Tan                  Screen-Full Screen                  Screen Color-White                  Screen Application-Shipped Loose</p>
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PO:      JOB NAME: 1205 / 1209 2ND ST      List Price:      Per Unit: \$915.00      Ext. Price: \$3,660.00  
 LOCATION: BUILDING FRONT

<p>Item Number: 2                  Quantity: 2                  Total Jamb To Jamb: 50 1/4 X 76 1/2                  Total Rough Opening: 50 3/4 X 77</p> 	<p>Signature Series                  Double Hung Tilt                  Rectangle                  Product Configuration-Complete Unit                  Manufactured Date-7-30-2012 to Present                  Product ID-8109                  Product Arrangement-2 Wide                  Sizing Method-Jb to Jb/Frame Size                  Venting Frame Proportion-Even                  Overall Jamb Width-50 1/4                    Jamb Height-76 1/2                  R/O Width-25 19/32                  Overall R/O Width-50 3/4                  R/O Height-77                  Top Glass Width-19 19/32                  Top Glass Height-34 3/16                  Bottom Glass Width-19 19/32                  Bottom Glass Height-34 3/16                  Egress Unit-No                  Operating Code-Operating</p>	<p>Operating Code 2-Operating                  Exterior Frame Finish-Aluminum Clad                  Exterior Sash Finish-Aluminum Clad                  Aluminum Paint Finish-AAMA 2605                  Exterior Color-White                  Frame Nailing Fin-No Frame Nailing Fin                  Installation Clips-5 1/2" Installation Clips                  Installation Clip Application-Shipped Loose                  Overall Jamb Depth-4 9/16                  Interior Finish-Stain/Seal-Chestnut Stain and Seal                  Jamb Liner Color-Tan                  Glass Type-Insulated Low E                  Glazing Bead Type-Colonial                  Gas-W/Inert Airspace Gas                  Lite Configuration-1 Lite                  Venting Options-No Venting Options                  Hardware Color-Tan                  Screen-Full Screen                  Screen Color-White                  Screen Application-Shipped Loose</p>
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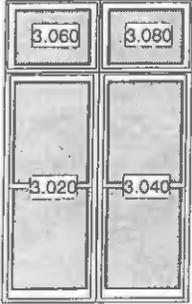
Feltz Lumber Company  
 3737 Minnesota Ave  
 Stevens Point, WI 54481  
 Phone: 715 344-4970  
 Fax: 715 344-8260

**QUOTE DETAIL**  
**Project Number: 276**  
**Printed: 2/8/2016 11:35:23 AM**

PO:  
 JOB NAME: 1205 / 1209 2ND ST  
 LOCATION: BUILDING FRONT

List Price: Per Unit: \$1,776.00 Ext. Price: \$3,552.00

Item Number: 3 Signature Series  
 Quantity: 1 Generic Mull and Stack  
 Total Jamb To Jamb: 60 X 100 9/16 Combination  
 Total Rough Opening: 60 1/2 X 101 1/16 Exterior Color-White  
 Overall R/O Width-60 1/2  
 Overall Jamb Depth-4 9/16  
 Screen Application-Shipped Loose



**Additional Item Comments**  
 SQUARE FOOTAGE EXCEEDED

PO:  
 JOB NAME: 1205 / 1209 2ND ST  
 LOCATION: BUILDING FRONT

List Price: Per Unit: \$208.00 Ext. Price: \$208.00

Item Number: 3.02 Signature Series Exterior Sash Finish-Aluminum Clad  
 Quantity: 1 Double Hung Tilt Aluminum Paint Finish-AAMA 2605  
 Jamb To Jamb: 29 31/32 X 76 1/2 Rectangle Exterior Color-White  
 Rough Opening: 30 15/32 X 77 Product Configuration-Complete Unit Frame Nailing Fin-No Frame Nailing Fin  
 Manufactured Date-7-30-2012 to Present Installation Clips-5 1/2" Installation Clips  
 Product ID-8109 Installation Clip Application-Shipped Loose  
 Product Arrangement-1 Wide Overall Jamb Depth-4 9/16  
 Sizing Method-Jb to Jb/Frame Size interior Finish-Stain/Seal-Chestnut Stain and Seal  
 Venting Frame Proportion-Even Jamb Liner Color-Tan  
 Overall Jamb Width-60 Glass Type-Insulated Low E  
 Jamb Height-76 1/2 Glazing Bead Type-Colonial  
 R/O Width-30 15/32 Gas-W/Inert Airspace Gas  
 Overall R/O Width-60 1/2 Lite Configuration-1 Lite  
 R/O Height-77 Venting Options-No Venting Options  
 Top Glass Width-24 15/32 Hardware Color-Tan  
 Top Glass Height-34 3/16 Screen-Full Screen  
 Bottom Glass Width-24 15/32 Screen Color-White  
 Bottom Glass Height-34 3/16 Screen Application-Shipped Loose  
 Egress Unit-No Mull To-Left of 3.04  
 Operating Code-Operating Mull To-Bottom of 3.06  
 Exterior Frame Finish-Aluminum Clad

PO:  
 JOB NAME: 1205 / 1209 2ND ST  
 LOCATION: BUILDING FRONT

List Price: Per Unit: \$914.00 Ext. Price: \$914.00

Feltz Lumber Company  
 3737 Minnesota Ave  
 Stevens Point, WI 54481  
 Phone: 715 344-4970  
 Fax: 715 344-8260

**QUOTE DETAIL**  
 Project Number: 276  
 Printed: 2/8/2016 11:35:23 AM

Item Number: 3.04  
 Quantity: 1  
 Jamb To Jamb: 29 31/32 X 76 1/2  
 Rough Opening: 30 15/32 X 77

Signature Series  
 Double Hung Tilt  
 Rectangle  
 Product Configuration-Complete Unit  
 Manufactured Date-7-30-2012 to Present  
 Product ID-8109  
 Product Arrangement-1 Wide  
 Sizing Method-Jb to Jb/Frame Size  
  
 Venting Frame Proportion-Even  
 Overall Jamb Width-60  
 Jamb Height-76 1/2  
 R/O Width-30 15/32  
 Overall R/O Width-60 1/2  
 R/O Height-77  
 Top Glass Width-24 15/32  
 Top Glass Height-34 3/16  
 Bottom Glass Width-24 15/32  
 Bottom Glass Height-34 3/16  
 Egress Unit-No  
 Operating Code-Operating  
 Exterior Frame Finish-Aluminum Clad

Exterior Sash Finish-Aluminum Clad  
 Aluminum Paint Finish-AAMA 2605  
 Exterior Color-White  
 Frame Nailing Fin-No Frame Nailing Fin  
 Installation Clips-5 1/2" Installation Clips  
 Installation Clip Application-Shipped Loose  
 Overall Jamb Depth-4 9/16  
 Interior Finish-Stain/Seal-Chestnut Stain  
 and Seal  
 Jamb Liner Color-Tan  
 Glass Type-Insulated Low E  
 Glazing Bead Type-Colonial  
 Gas-W/Inert Airspace Gas  
 Lite Configuration-1 Lite  
 Venting Options-No Venting Options  
 Hardware Color-Tan  
 Screen-Full Screen  
 Screen Color-White  
 Screen Application-Shipped Loose  
 Mull To-Right of 3.02  
 Mull To-Bottom of 3.08

PO:  
 JOB NAME: 1205 / 1209 2ND ST  
 LOCATION: BUILDING FRONT

List Price: Per Unit: Ext. Price:  
 \$914.00 \$914.00

Item Number: 3.06  
 Quantity: 1  
 Jamb To Jamb: 29 31/32 X 24  
 Rough Opening: 30 15/32 X 24 1/2

Signature Series  
 Double Hung Tilt Transom  
 Rectangle  
 Product Configuration-Complete Unit  
 Manufactured Date-7-30-2012 to Present  
 Product ID-8117  
 Product Arrangement-1 Wide  
 Sizing Method-Jb to Jb/Frame Size  
  
 Jamb Width-29 31/32  
 Overall Jamb Width-60  
 Jamb Height-24  
 R/O Width-30 15/32  
 Overall R/O Width-60 1/2  
 R/O Height-24 1/2  
 Glass Width-24 15/32  
 Glass Height-18 5/8  
 Exterior Frame Finish-Aluminum Clad  
 Exterior Sash Finish-Aluminum Clad

Aluminum Paint Finish-AAMA 2605  
 Exterior Color-White  
 Sash Profile-Putty  
 Frame Nailing Fin-No Frame Nailing Fin  
 Installation Clips-5 1/2" Installation Clips  
 Installation Clip Application-Shipped Loose  
 Overall Jamb Depth-4 9/16  
 Interior Finish-Stain/Seal-Chestnut Stain  
 and Seal  
 Glass Type-Insulated Low E  
 Glazing Bead Type-Colonial  
 Gas-W/Inert Airspace Gas  
 Lite Configuration-1 Lite  
 Mull To-Top of 3.02  
 Mull To-Left of 3.08

PO:  
 JOB NAME: 1205 / 1209 2ND ST  
 LOCATION: BUILDING FRONT

List Price: Per Unit: Ext. Price:  
 \$641.00 \$641.00

Feltz Lumber Company  
 3737 Minnesota Ave  
 Stevens Point, WI 54481  
 Phone: 715 344-4970  
 Fax: 715 344-8260

**QUOTE DETAIL**  
 Project Number: 276  
 Printed: 2/8/2016 11:35:23 AM

Item Number: 3.08  
 Quantity: 1  
 Jamb To Jamb: 29 31/32 X 24  
 Rough Opening: 30 15/32 X 24 1/2

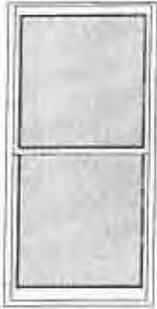
Signature Series  
 Double Hung Tilt Transom  
 Rectangle  
 Product Configuration-Complete Unit  
 Manufactured Date-7-30-2012 to Present  
 Product ID-8117  
 Product Arrangement-1 Wide  
 Sizing Method-Jb to Jb/Frame Size  
  
 Jamb Width-29 31/32  
 Overall Jamb Width-60  
 Jamb Height-24  
 R/O Width-30 15/32  
 Overall R/O Width-60 1/2  
 R/O Height-24 1/2  
 Glass Width-24 15/32  
 Glass Height-18 5/8  
 Exterior Frame Finish-Aluminum Clad  
 Exterior Sash Finish-Aluminum Clad

Aluminum Paint Finish-AAMA 2605  
 Exterior Color-White  
 Sash Profile-Putty  
 Frame Nailing Fin-No Frame Nailing Fin  
 Installation Clips-5 1/2" Installation Clips  
 Installation Clip Application-Shipped Loose  
 Overall Jamb Depth-4 9/16  
 Interior Finish-Stain/Seal-Chestnut Stain and Seal  
 Glass Type-Insulated Low E  
 Glazing Bead Type-Colonial  
 Gas-W/Inert Airspace Gas  
 Lite Configuration-1 Lite  
 Mull To-Top of 3.04  
 Mull To-Right of 3.06

PO:  
 JOB NAME: 1205 / 1209 2ND ST  
 LOCATION: BUILDING FRONT

List Price: Per Unit: \$641.00 Ext. Price: \$641.00

Item Number: 4  
 Quantity: 4  
 Total Jamb To Jamb: 36 1/4 X 76  
 Total Rough Opening: 36 3/4 X 76 1/2



Signature Series  
 Double Hung Tilt  
 Rectangle  
 Product Configuration-Complete Unit  
 Manufactured Date-7-30-2012 to Present  
 Product ID-8109  
 Product Arrangement-1 Wide  
 Sizing Method-Jb to Jb/Frame Size  
  
 Venting Frame Proportion-Even  
 Overall Jamb Width-36 1/4  
 Jamb Height-76  
 R/O Width-36 3/4  
 Overall R/O Width-36 3/4  
 R/O Height-76 1/2  
 Top Glass Width-30 3/4  
 Top Glass Height-33 15/16  
 Bottom Glass Width-30 3/4  
 Bottom Glass Height-33 15/16  
 Egress Unit-Yes  
 Operating Code-Operating  
 Exterior Frame Finish-Aluminum Clad

Exterior Sash Finish-Aluminum Clad  
 Aluminum Paint Finish-AAMA 2605  
 Exterior Color-White  
 Frame Nailing Fin-No Frame Nailing Fin  
 Installation Clips-5 1/2" Installation Clips  
 Installation Clip Application-Shipped Loose  
 Overall Jamb Depth-4 9/16  
 Interior Finish-Stain/Seal-Chestnut Stain and Seal  
 Jamb Liner Color-Tan  
 Glass Type-Insulated Low E  
 Glazing Bead Type-Colonial  
 Gas-W/Inert Airspace Gas  
 Lite Configuration-1 Lite  
 Venting Options-No Venting Options  
 Hardware Color-Tan  
 Screen-Full Screen  
 Screen Color-White  
 Screen Application-Shipped Loose

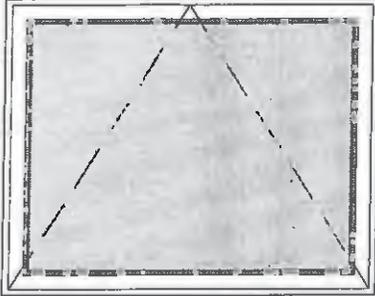
PO:  
 JOB NAME: 1205 / 1209 2ND ST  
 LOCATION: BUILDING REAR

List Price: Per Unit: \$946.00 Ext. Price: \$3,784.00

Feltz Lumber Company  
 3737 Minnesota Ave  
 Stevens Point, WI 54481  
 Phone: 715 344-4970  
 Fax: 715 344-8260

**QUOTE DETAIL**  
 Project Number: 276  
 Printed: 2/8/2016 11:35:23 AM

Item Number: 5  
 Quantity: 4  
 Total Jamb To Jamb: 36 1/4 X 30  
 Total Rough Opening: 36 3/4 X 30 1/2



Signature Series  
 Awning  
 Rectangle  
 Product Configuration-Complete Unit  
 Manufactured Date-7-30-2012 to Present  
 Product ID-8205  
 Product Arrangement-1 Wide

Design Pressure-No DP Required  
 Sizing Method-Jb to Jb/Frame Size  
 Overall Jamb Width-36 1/4  
 Jamb Height-30

R/O Width-36 3/4  
 Overall R/O Width-36 3/4  
 R/O Height-30 1/2  
 Glass Width-32 1/8  
 Glass Height-25 7/8  
 Operating Code-Operating  
 Exterior Frame Finish-Aluminum Clad

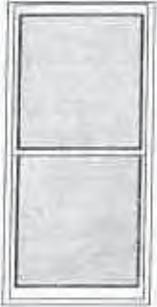
Exterior Sash Finish-Aluminum Clad

Aluminum Paint Finish-AAMA 2605  
 Exterior Color-White  
 Sash Profile-Putty  
 Frame Nailing Fin-No Frame Nailing Fin  
 Installation Clips-5 1/2" Installation Clips  
 Installation Clip Application-Shipped Loose  
 Jamb Extension Type-Standard Jamb  
 Extension  
 Overall Jamb Depth-4 9/16  
 Jamb Extension Material-Pine  
 Glazing Bead-Wood  
 Interior Finish-Stain/Seal-Chestnut Stain  
 and Seal  
 Glass Type-Insulated Low E  
 Glazing Bead Type-Colonial  
 Gas-W/Inert Airspace Gas  
 Lite Configuration-1 Lite  
 Hinge Type-14" Adjustable Hinge  
 Hardware Color-Tan  
 Handle Application-Handle/Cover/Kit Ship  
 Separate  
 Screen Application-Shipped Loose

PO:  
 JOB NAME: 1205 / 1209 2ND ST  
 LOCATION: BUILDING REAR

List Price: Per Unit: \$812.00 Ext. Price: \$3,248.00

Item Number: 6  
 Quantity: 5  
 Total Jamb To Jamb: 36 1/4 X 76  
 Total Rough Opening: 36 3/4 X 76 1/2



Signature Series  
 Double Hung Tilt  
 Rectangle  
 Product Configuration-Complete Unit  
 Manufactured Date-7-30-2012 to Present  
 Product ID-8109  
 Product Arrangement-1 Wide  
 Sizing Method-Jb to Jb/Frame Size

Venting Frame Proportion-Even  
 Overall Jamb Width-36 1/4  
 Jamb Height-76  
 R/O Width-36 3/4  
 Overall R/O Width-36 3/4  
 R/O Height-76 1/2  
 Top Glass Width-30 3/4  
 Top Glass Height-33 15/16  
 Bottom Glass Width-30 3/4  
 Bottom Glass Height-33 15/16

Egress Unit-Yes  
 Operating Code-Operating  
 Exterior Frame Finish-Aluminum Clad

Exterior Sash Finish-Aluminum Clad  
 Aluminum Paint Finish-AAMA 2605  
 Exterior Color-White  
 Frame Nailing Fin-No Frame Nailing Fin  
 Installation Clips-5 1/2" Installation Clips  
 Installation Clip Application-Shipped Loose  
 Overall Jamb Depth-4 9/16  
 Interior Finish-Stain/Seal-Chestnut Stain  
 and Seal  
 Jamb Liner Color-Tan  
 Glass Type-Insulated Low E  
 Glazing Bead Type-Colonial  
 Gas-W/Inert Airspace Gas  
 Lite Configuration-1 Lite  
 Venting Options-No Venting Options  
 Hardware Color-Tan  
 Screen-Full Screen  
 Screen Color-White  
 Screen Application-Shipped Loose

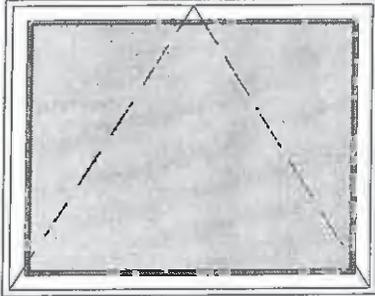
PO:  
 JOB NAME: 1205 / 1209 2ND ST  
 LOCATION: BUILDING ALLEY SIDE

List Price: Per Unit: \$946.00 Ext. Price: \$4,730.00

Feltz Lumber Company  
 3737 Minnesota Ave  
 Stevens Point, WI 54481  
 Phone: 715 344-4970  
 Fax: 715 344-8260

**QUOTE DETAIL**  
 Project Number: 276  
 Printed: 2/8/2016 11:35:23 AM

Item Number: 7  
 Quantity: 5  
 Total Jamb To Jamb: 36 1/4 X 30  
 Total Rough Opening: 36 3/4 X 30 1/2



Signature Series  
 Awning  
 Rectangle  
 Product Configuration-Complete Unit  
 Manufactured Date-7-30-2012 to Present  
 Product ID-8205  
 Product Arrangement-1 Wide

Design Pressure-No DP Required  
 Sizing Method-Jb to Jb/Frame Size  
 Overall Jamb Width-36 1/4  
 Jamb Height-30

R/O Width-36 3/4  
 Overall R/O Width-36 3/4  
 R/O Height-30 1/2  
 Glass Width-32 1/8  
 Glass Height-25 7/8  
 Operating Code-Operating  
 Exterior Frame Finish-Aluminum Clad

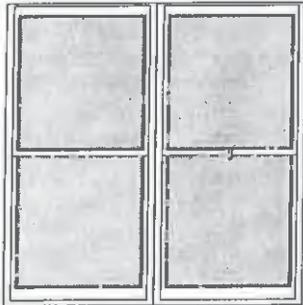
Exterior Sash Finish-Aluminum Clad

Aluminum Paint Finish-AAMA 2605  
 Exterior Color-White  
 Sash Profile-Putty  
 Frame Nailing Fin-No Frame Nailing Fin  
 Installation Clips-5 1/2" Installation Clips  
 Installation Clip Application-Shipped Loose  
 Jamb Extension Type-Standard Jamb  
 Extension  
 Overall Jamb Depth-4 9/16  
 Jamb Extension Material-Pine  
 Glazing Bead-Wood  
 Interior Finish-Stain/Seal-Chestnut Stain  
 and Seal  
 Glass Type-Insulated Low E  
 Glazing Bead Type-Colonial  
 Gas-W/Inert Airspace Gas  
 Lite Configuration-1 Lite  
 Hinge Type-14" Adjustable Hinge  
 Hardware Color-Tan  
 Handle Application-Handle/Cover/Kit Ship  
 Separate  
 Screen Application-Shipped Loose

PO:  
 JOB NAME: 1205 / 1209 2ND ST  
 LOCATION: BUILDING ALLEY SIDE

List Price: Per Unit: \$812.00 Ext. Price: \$4,060.00

Item Number: 8  
 Quantity: 1  
 Total Jamb To Jamb: 72 X 76  
 Total Rough Opening: 72 1/2 X 76 1/2



Signature Series  
 Double Hung Tilt  
 Rectangle  
 Product Configuration-Complete Unit  
 Manufactured Date-7-30-2012 to Present  
 Product ID-8109  
 Product Arrangement-2 Wide  
 Sizing Method-Jb to Jb/Frame Size  
 Venting Frame Proportion-Even  
 Overall Jamb Width-72

Jamb Height-76  
 R/O Width-36 15/32  
 Overall R/O Width-72 1/2  
 R/O Height-76 1/2  
 Top Glass Width-30 15/32  
 Top Glass Height-33 15/16  
 Bottom Glass Width-30 15/32  
 Bottom Glass Height-33 15/16  
 Egress Unit-Yes  
 Operating Code-Operating

Operating Code 2-Operating  
 Exterior Frame Finish-Aluminum Clad  
 Exterior Sash Finish-Aluminum Clad  
 Aluminum Paint Finish-AAMA 2605  
 Exterior Color-White  
 Frame Nailing Fin-No Frame Nailing Fin  
 Installation Clips-5 1/2" Installation Clips  
 Installation Clip Application-Shipped Loose  
 Overall Jamb Depth-4 9/16  
 Interior Finish-Stain/Seal-Chestnut Stain  
 and Seal  
 Jamb Liner Color-Tan  
 Glass Type-Insulated Low E  
 Glazing Bead Type-Colonial  
 Gas-W/Inert Airspace Gas  
 Lite Configuration-1 Lite  
 Venting Options-No Venting Options  
 Hardware Color-Tan  
 Screen-Full Screen  
 Screen Color-White  
 Screen Application-Shipped Loose

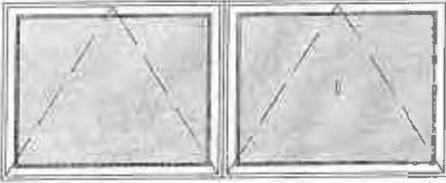
PO:  
 JOB NAME: 1205 / 1209 2ND ST  
 LOCATION: BUILDING ALLEY SIDE

List Price: Per Unit: \$1,892.00 Ext. Price: \$1,892.00

Feltz Lumber Company  
 3737 Minnesota Ave  
 Stevens Point, WI 54481  
 Phone: 715 344-4970  
 Fax: 715 344-8260

**QUOTE DETAIL**  
**Project Number: 276**  
**Printed: 2/8/2016 11:35:23 AM**

Item Number: 9  
 Quantity: 1  
 Total Jamb To Jamb: 72 X 30  
 Total Rough Opening: 72 1/2 X 30 1/2



Signature Series  
 Awning  
 Rectangle  
 Product Configuration-Complete Unit  
 Manufactured Date-7-30-2012 to Present  
 Product ID-8205  
 Product Arrangement-2 Wide

Design Pressure-No DP Required  
 Sizing Method-Jb to Jb/Frame Size  
 Overall Jamb Width-72  
 Jamb Height-30

R/O Width-36 15/32  
 Overall R/O Width-72 1/2  
 R/O Height-30 1/2  
 Glass Width-31 27/32  
 Glass Height-25 7/8  
 Operating Code-Operating  
 Exterior Frame Finish-Aluminum Clad

Exterior Sash Finish-Aluminum Clad

Aluminum Paint Finish-AAMA 2605  
 Exterior Color-White  
 Sash Profile-Putty  
 Frame Nailing Fin-No Frame Nailing Fin  
 Installation Clips-5 1/2" Installation Clips  
 Installation Clip Application-Shipped Loose  
 Jamb Extension Type-Standard Jamb  
 Extension  
 Overall Jamb Depth-4 9/16  
 Jamb Extension Material-Pine  
 Glazing Bead-Wood  
 Interior Finish-Stain/Seal-Chestnut Stain  
 and Seal  
 Glass Type-Insulated Low E  
 Glazing Bead Type-Colonial  
 Gas-W/Inert Airspace Gas  
 Lite Configuration-1 Lite  
 Hinge Type-14" Adjustable Hinge  
 Hardware Color-Tan  
 Handle Application-Handle/Cover/Kit Ship  
 Separate  
 Screen Application-Shipped Loose

PO:  
 JOB NAME: 1205 / 1209 2ND ST  
 LOCATION: BUILDING ALLEY SIDE

List Price: Per Unit: \$1,626.00 Ext. Price: \$1,626.00

Item Number: 10  
 Quantity: 1  
 Total Jamb To Jamb: 35 1/2 X 77 1/2  
 Total Rough Opening: 36 X 78



Signature Series  
 Double Hung Tilt  
 Rectangle  
 Product Configuration-Complete Unit  
 Manufactured Date-7-30-2012 to Present  
 Product ID-8109

Product Arrangement-1 Wide  
 Sizing Method-Call Out  
 Venting Frame Proportion-Even  
 Call Out Width-3-0  
 Call Out Height-6-6  
 Overall Jamb Width-35 1/2

Jamb Height-77 1/2  
 R/O Width-36  
 Overall R/O Width-36  
 R/O Height-78  
 Top Glass Width-30  
 Top Glass Height-34 11/16  
 Bottom Glass Width-30  
 Bottom Glass Height-34 11/16  
 Egress Unit-Yes  
 Operating Code-Operating

Exterior Frame Finish-Aluminum Clad  
 Exterior Sash Finish-Aluminum Clad  
 Aluminum Paint Finish-AAMA 2605  
 Exterior Color-White  
 Exterior Trim Options-Aluminum Brickmould  
 Alum Trim Nail Fin-Remove Alum Trim Nail  
 Fin  
 Exterior Casing Width-1-11/16"  
 Ext Trim Application-Factory Applied  
 Installation Clips-5 1/2" Installation Clips  
 Installation Clip Application-Shipped Loose  
 Overall Jamb Depth-6 9/16  
 Interior Finish-Stain/Seal-Chestnut Stain  
 and Seal  
 Jamb Liner Color-Tan  
 Glass Type-Insulated Low E  
 Glazing Bead Type-Colonial  
 Gas-W/Inert Airspace Gas  
 Lite Configuration-1 Lite  
 Venting Options-No Venting Options  
 Hardware Color-Tan  
 Screen-Full Screen  
 Screen Color-White  
 Screen Application-Shipped Loose

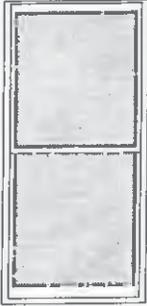
PO:  
 JOB NAME: 1205 / 1209 2ND ST  
 LOCATION: BUILDING STREET SIDE NEW

List Price: Per Unit: \$1,087.00 Ext. Price: \$1,087.00

Feltz Lumber Company  
 3737 Minnesota Ave  
 Stevens Point, WI 54481  
 Phone: 715 344-4970  
 Fax: 715 344-8260

**QUOTE DETAIL**  
**Project Number: 276**  
**Printed: 2/8/2016 11:35:23 AM**

Item Number: 11  
 Quantity: 1  
 Total Jamb To Jamb: 35 1/2 X 77 1/2  
 Total Rough Opening: 36 X 78



Signature Series  
 Double Hung Tilt  
 Rectangle  
 Product Configuration-Complete Unit  
 Manufactured Date-7-30-2012 to Present

Product ID-8109  
 Product Arrangement-1 Wide  
 Sizing Method-Call Out  
 Venting Frame Proportion-Even  
 Call Out Width-3-0  
 Call Out Height-6-6

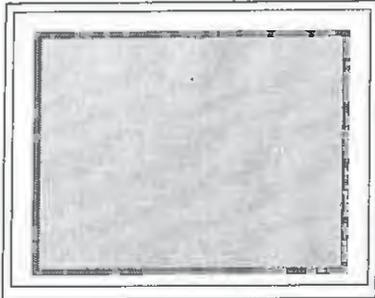
Overall Jamb Width-35 1/2  
 Jamb Height-77 1/2  
 R/O Width-36  
 Overall R/O Width-36  
 R/O Height-78  
 Top Glass Width-30  
 Top Glass Height-34 11/16  
 Bottom Glass Width-30  
 Bottom Glass Height-34 11/16  
 Egress Unit-Yes  
 Operating Code-Operating  
 Exterior Frame Finish-Aluminum Clad

Exterior Sash Finish-Aluminum Clad  
 Aluminum Paint Finish-AAMA 2605  
 Exterior Color-White  
 Exterior Trim Options-Aluminum Brickmould  
 Alum Trim Nail Fin-Remove Alum Trim Nail Fin  
 Exterior Casing Width-1-11/16"  
 Ext Trim Application-Factory Applied  
 Installation Clips-5 1/2" Installation Clips  
 Installation Clip Application-Shipped Loose  
 Overall Jamb Depth-6 9/16  
 Interior Finish-Stain/Seal-Chestnut Stain and Seal  
 Jamb Liner Color-Tan  
 Glass Type-Insulated Low E  
 Glazing Bead Type-Colonial  
 Tempered-Tempered All Sash  
 Gas-W/Inert Airspace Gas  
 Lite Configuration-1 Lite  
 Venting Options-No Venting Options  
 Hardware Color-Tan  
 Screen-Full Screen  
 Screen Color-White  
 Screen Application-Shipped Loose

PO:  
 JOB NAME: 1205 / 1209 2ND ST  
 LOCATION: BUILDING STREET SIDE NEW

List Price: Per Unit: Ext. Price:  
 \$1,243.00 \$1,243.00

Item Number: 13  
 Quantity: 2  
 Total Jamb To Jamb: 35 1/2 X 29 1/2  
 Total Rough Opening: 36 X 30



Signature Series  
 Double Hung Tilt Transom  
 Rectangle  
 Product Configuration-Complete Unit  
 Manufactured Date-7-30-2012 to Present  
 Product ID-8117  
 Product Arrangement-1 Wide  
 To Stack Above-Stand Alone Transom  
 Sizing Method-Call Out

Call Out Width-3-0  
 Call Out Height-2-6  
 Jamb Width-35 1/2  
 Overall Jamb Width-35 1/2  
 Jamb Height-29 1/2

R/O Width-36  
 Overall R/O Width-36  
 R/O Height-30  
 Glass Width-30

Glass Height-24 1/8  
 Exterior Frame Finish-Aluminum Clad  
 Exterior Sash Finish-Aluminum Clad  
 Aluminum Paint Finish-AAMA 2605  
 Exterior Color-White  
 Sash Profile-Putty  
 Exterior Trim Options-Aluminum Brickmould  
 Exterior Casing Width-1-11/16"  
 Alum Trim Nail Fin-Remove Alum Trim Nail Fin  
 Ext Trim Application-Factory Applied  
 Installation Clips-5 1/2" Installation Clips  
 Installation Clip Application-Shipped Loose  
 Overall Jamb Depth-6 9/16  
 Interior Finish-Stain/Seal-Chestnut Stain and Seal  
 Glass Type-Insulated Low E  
 Glazing Bead Type-Colonial  
 Gas-W/Inert Airspace Gas  
 Lite Configuration-1 Lite

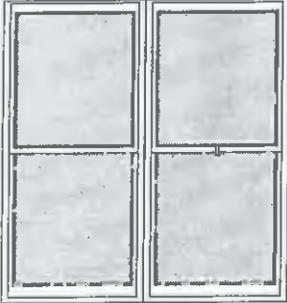
PO:  
 JOB NAME: 1205 / 1209 2ND ST  
 LOCATION: BUILDING STREET SIDE NEW

List Price: Per Unit: Ext. Price:  
 \$811.00 \$1,622.00

Feltz Lumber Company  
 3737 Minnesota Ave  
 Stevens Point, WI 54481  
 Phone: 715 344-4970  
 Fax: 715 344-8260

**QUOTE DETAIL**  
 Project Number: 276  
 Printed: 2/8/2016 11:35:23 AM

Item Number: 14  
 Quantity: 2  
 Total Jamb To Jamb: 71 1/16 X 77 1/2  
 Total Rough Opening: 71 9/16 X 78



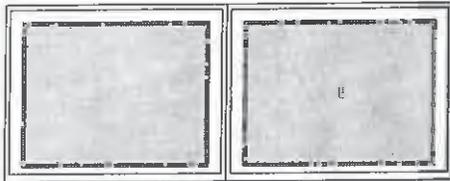
Signature Series  
 Double Hung Tilt  
 Rectangle  
 Product Configuration-Complete Unit  
 Manufactured Date-7-30-2012 to Present  
 Product ID-8109  
 Product Arrangement-2 Wide  
 Sizing Method-Call Out  
 Venting Frame Proportion-Even  
 Call Out Width-3-0  
 Call Out Height-6-6  
 Overall Jamb Width-71 1/16  
  
 Jamb Height-77 1/2  
 R/O Width-36  
 Overall R/O Width-71 9/16  
 R/O Height-78  
 Top Glass Width-30  
 Top Glass Height-34 11/16  
 Bottom Glass Width-30  
 Bottom Glass Height-34 11/16  
 Egress Unit-Yes  
 Operating Code-Operating

Operating Code 2-Operating  
 Exterior Frame Finish-Aluminum Clad  
 Exterior Sash Finish-Aluminum Clad  
 Aluminum Paint Finish-AAMA 2605  
 Exterior Color-White  
 Exterior Trim Options-Aluminum Brickmould  
 Exterior Casing Width-1-11/16"  
 Ext Trim Application-Factory Applied  
 Installation Clips-5 1/2" Installation Clips  
 Installation Clip Application-Shipped Loose  
 Overall Jamb Depth-6 9/16  
 Interior Finish-Stain/Seal-Chestnut Stain  
 and Seal  
 Jamb Liner Color-Tan  
 Glass Type-Insulated Low E  
 Glazing Bead Type-Colonial  
 Gas-W/Inert Airspace Gas  
 Lite Configuration-1 Lite  
 Venting Options-No Venting Options  
 Hardware Color-Tan  
 Screen-Full Screen  
 Screen Color-White  
 Screen Application-Shipped Loose

PO:  
 JOB NAME: 1205 / 1209 2ND ST  
 LOCATION: BUILDING STREET SIDE NEW

List Price: Per Unit: \$1,952.00 Ext. Price: \$3,904.00

Item Number: 15  
 Quantity: 1  
 Total Jamb To Jamb: 71 1/16 X 29 1/2  
 Total Rough Opening: 71 9/16 X 30



Signature Series  
 Double Hung Tilt Transom  
 Rectangle  
 Product Configuration-Complete Unit  
 Manufactured Date-7-30-2012 to Present  
 Product ID-8117  
 Product Arrangement-2 Wide  
 Sizing Method-Call Out  
  
 Call Out Width-3-0  
 Call Out Height-2-6  
 Jamb Width-35 1/2  
 Overall Jamb Width-71 1/16  
 Jamb Height-29 1/2  
  
 R/O Width-36  
 Overall R/O Width-71 9/16  
 R/O Height-30  
 Glass Width-30  
 Glass Height-24 1/8

Exterior Frame Finish-Aluminum Clad  
 Exterior Sash Finish-Aluminum Clad  
 Aluminum Paint Finish-AAMA 2605  
 Exterior Color-White  
 Sash Profile-Putty  
 Exterior Trim Options-Aluminum Brickmould  
 Exterior Casing Width-1-11/16"  
 Alum Trim Nail Fin-Remove Alum Trim Nail  
 Fin  
 Ext Trim Application-Factory Applied  
 Installation Clips-5 1/2" Installation Clips  
 Installation Clip Application-Shipped Loose  
 Overall Jamb Depth-6 9/16  
 Interior Finish-Stain/Seal-Chestnut Stain  
 and Seal  
 Glass Type-Insulated Low E  
 Glazing Bead Type-Colonial  
 Gas-W/Inert Airspace Gas  
 Lite Configuration-1 Lite

PO:  
 JOB NAME: 1205 / 1209 2ND ST  
 LOCATION: BUILDING STREET SIDE NEW

List Price: Per Unit: \$1,444.00 Ext. Price: \$1,444.00

Feltz Lumber Company  
3737 Minnesota Ave  
Stevens Point, WI 54481  
Phone: 715 344-4970  
Fax: 715 344-8260

**QUOTE DETAIL**  
Project Number: 276  
Printed: 2/8/2016 11:35:23 AM

Order Subtotal:	\$39,170.00
State Taxes:	\$0.00
Cty Taxes:	\$0.00
Local Taxes:	\$0.00
Taxes(Other):	\$0.00
Misc Charges:	\$0.00
<u>Grand Total:</u>	<u>\$39,170.00</u>

QUOTE MAY NOT INCLUDE TAXES, SHIPPING CHARGES OR MINIMUM CHARGE ADJUSTMENTS.

Item prices and total prices may not include all option charges.

Charges for shop drawings, field measurements, and handling fees are not included.

Refer to Acknowledgement for updated pricing.

\$25,705.<sup>31</sup>  
10.<sup>00</sup> VF  
25.<sup>00</sup> del.

\$25,740.<sup>31</sup>  
1,415.72 Tax

\$27,156.03  
TOTAL



Sierra Pacific Windows  
 575 South Whelen Avenue  
 Medford, Wisconsin 54451

Phone: 1-800-433-4873  
 Fax: 715-748-6043

HURA

**BILL TO:**  
 FELTZ LUMBER CO INC  
 3737 MINNESOTA AVE

**SHIP TO:**  
 FELTZ LUMBER CO INC  
 3737 MINNESOTA AVE

STEVENS POINT WI 54481  
 715-344-4970 715-344-8260

STEVENS POINT WI 54481  
 715-344-4970 (715)344-8260

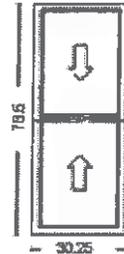
**LIST PRICING SHOWN**

Distributor # 247200|00000001

QUOTE #	PROJECT NAME	CUSTOMER PO#	ORDER PLACED BY	EST SHIP DATE
780646	TESSMAN / LAAB		mwisz	Quote Not Ordered
JOB NAME	QUOTE NAME	TERMS	ORDER DATE	SHIP METHOD
	JIM LAAB 1205 / 1209 2ND STREET	1% 10 DAYS NET 30	Quote Not Ordered	SPW TRUCK

LINE #	LINE TYPE	DESCRIPTION	QUANTITY	LIST PRICE	EXTENDED
100-1	WindowAndDoor	PK-253	4	\$1,025.11	\$4,100.44

H3 Aluminum Clad Double Hung Windows Double Hung Operating 30.25 x 76.5  
 Custom: Frame Width = 30.25, Frame Height = 76.5, Sash Split = 50/50  
 Complete Unit, DP Rating = Standard  
 Frame Color = White, AAMA 2604, Ultra Stain Interior, With Nail Holes Filled = Yes,  
 Espresso Stain Color, Pine Interior  
 Sash-Panel Color = White, Sash-Panel Clad Finish = AAMA 2604  
 Dual Insulated, Low-E, Spacer Channel = Standard Intercept Spacer  
 Hardware = Applied, Standard Hardware Type, Champagne, Jamb Liner Type = Concealed,  
 Balance Color = Almond, Lock-Keepers = 2-Locks, Window Opening Control Device = No  
 Screen Option = Full Screen Applied, White, Fiberglass Mesh  
 Integral Rigid Vinyl Nailing Fin  
 4-9/16"  
 U-Factor = 0.31, SHGC = 0.3, CR = 51, VT = 0.54, CPD = HUR-N-95-00060-00001  
 Non-Manufacturer Related =  
 Unit 1: Glass Width = 25.34375, Glass Height = 35.625



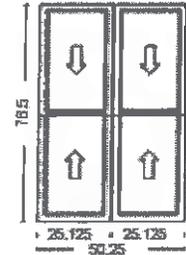
**Rough Opening: 30.75" X 77"**  
**Overall Unit Size: 30.25" X 76.5"**

Room Location: BUILDING FRONT

QUOTE #	PROJECT NAME	CUSTOMER PO#	ORDER PI	Page 1 of 14	DATE
780646	TESSMAN / LAAB		mwisz		Quote Not Ordered
JOB NAME	QUOTE NAME	TERMS	ORDER DATE	SHIP METHOD	
	JIM LAAB 1205 / 1209 2ND STREET	1% 10 DAYS NET 30	Quote Not Ordered	SPW TRUCK	

LINE #	LINE TYPE	DESCRIPTION	QUANTITY	LIST PRICE	EXTENDED
200-1	WindowAndDoor	PK-253	2	\$1,937.36	\$3,874.72

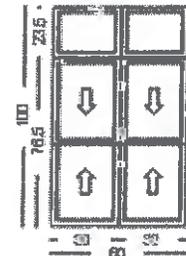
H3 Aluminum Clad Double Hung Windows Double Hung Operating / Operating 50.25 x 76.5  
 Custom: Frame Width = 25.125, Frame Height = 76.5, Sash Split = 50/50  
 Complete Unit, DP Rating = Standard  
 Frame Color = White, AAMA 2604, Ultra Stain Interior, With Nail Holes Filled = Yes, Espresso Stain Color, Pine Interior  
 Sash-Panel Color = White, Sash-Panel Clad Finish = AAMA 2604  
 Dual Insulated, Low-E, Spacer Channel = Standard Intercept Spacer  
 Hardware = Applied, Standard Hardware Type, Champagne, Jamb Liner Type = Concealed,  
 Balance Color = Almond, Lock-Keepers = 1-Lock, Window Opening Control Device = No  
 Screen Option = Full Screen Applied, White, Fiberglass Mesh  
 Integral Rigid Vinyl Nailing Fin  
 4-9/16", Interior Mull Casing Shipped Separately  
 U-Factor = 0.31, SHGC = 0.3, CR = 51, VT = 0.54, CPD = HUR-N-95-00060-00001  
 Non-Manufacturer Related =  
 Unit 1,2: Glass Width = 20.46875, Glass Height = 35.625



**Rough Opening: 50.75" X 77"** Room Location: BUILDING FRONT  
**Overall Unit Size: 50.25" X 76.5"**

LINE #	LINE TYPE	DESCRIPTION	QUANTITY	LIST PRICE	EXTENDED
300-1	WindowAndDoor	PK-253	1	\$2,922.28	\$2,922.28

Row 1: H3 Aluminum Clad Double Hung Windows Double Hung Operating / Operating 60 x 76.5  
 Row 2: H3 Aluminum Clad Double Hung Windows Sash Set Fixed / Fixed 60 x 23.5  
 Unit 1, 2: Custom: Frame Width = 30, Frame Height = 76.5, Sash Split = 50/50  
 Unit 3, 4: Custom: Frame Width = 30, Frame Height = 23.5  
 Complete Unit, DP Rating = Standard  
 Frame Color = White, AAMA 2604, Ultra Stain Interior, With Nail Holes Filled = Yes, Espresso Stain Color, Pine Interior  
 Sash-Panel Color = White, Sash-Panel Clad Finish = AAMA 2604  
 Dual Insulated, Low-E, Spacer Channel = Standard Intercept Spacer  
 Hardware = Applied, Standard Hardware Type, Champagne, Jamb Liner Type = Concealed,  
 Balance Color = Almond, Lock-Keepers = 2-Locks, Window Opening Control Device = No  
 Screen Option = Full Screen Applied, White, Fiberglass Mesh  
 Mulls 2: Horizontal Factory 0" thick  
 Integral Rigid Vinyl Nailing Fin  
 4-9/16", Interior Mull Casing Shipped Separately  
 Unit 1, 2: U-Factor = 0.31, SHGC = 0.3, CR = 51, VT = 0.54, CPD = HUR-N-95-00060-00001  
 Unit 3, 4: U-Factor = 0.29, SHGC = 0.31, CR = 56, VT = 0.57, CPD = HUR-N-96-00140-00001, Energy Star Region = N,NC  
 Non-Manufacturer Related =  
 Unit 1,2: Glass Width = 25.34375, Glass Height = 35.625, Unit 3,4: Glass Width = 25.34375, Glass Height = 19.25

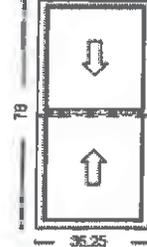


**Rough Opening: 60.5" X 100.5"** Room Location: BUILDING FRONT  
**Overall Unit Size: 60" X 100"**

QUOTE #	PROJECT NAME	CUSTOMER PO#	ORDER #	Page 1 of 2	DATE
780646	TESSMAN / LAAB		mwisz		Quote Not Ordered
JOB NAME	QUOTE NAME	TERMS	ORDER DATE		SHIP METHOD
	JIM LAAB 1205 / 1209 2ND STREET	1% 10 DAYS NET 30	Quote Not Ordered		SPW TRUCK

LINE #	LINE TYPE	DESCRIPTION	QUANTITY	LIST PRICE	EXTENDED
400-1	WindowAndDoor	PK-253	4	\$1,086.47	\$4,345.88

H3 Aluminum Clad Double Hung Windows Double Hung Operating 36.25 x 76  
 Custom: Frame Width = 36.25, Frame Height = 76, Sash Split = 50/50  
 Complete Unit, DP Rating = Standard  
 Frame Color = White, AAMA 2604, Ultra Stain Interior, With Nail Holes Filled = Yes,  
 Espresso Stain Color, Pine Interior  
 Sash-Panel Color = White, Sash-Panel Clad Finish = AAMA 2604  
 Dual Insulated, Low-E, Spacer Channel = Standard Intercept Spacer  
 Hardware = Applied, Standard Hardware Type, Champagne, Jamb Liner Type = Concealed,  
 Balance Color = Almond, Lock-Keepers = 2-Locks, Window Opening Control Device = No  
 Screen Option = Full Screen Applied, White, Fiberglass Mesh  
 Integral Rigid Vinyl Nailing Fin  
 4-9/16"  
 U-Factor = 0.31, SHGC = 0.3, CR = 51, VT = 0.54, CPD = HUR-N-95-00060-00001  
 Non-Manufacturer Related =  
 Unit 1: Glass Width = 31.34375, Glass Height = 35.375



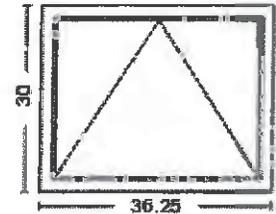
**Rough Opening: 36.75" X 76.5"**

Room Location: BUILDING REAR

**Overall Unit Size: 36.25" X 76"**

LINE #	LINE TYPE	DESCRIPTION	QUANTITY	LIST PRICE	EXTENDED
500-1	WindowAndDoor	PK-253	4	\$677.49	\$2,709.96

H3 Aluminum Clad Windows Awning Operating 36.25 x 30  
 Custom: Frame Width = 36.25, Frame Height = 30  
 Complete Unit, DP Rating = Standard  
 Frame Color = White, AAMA 2604, Ultra Stain Interior, With Nail Holes Filled = Yes,  
 Espresso Stain Color, Pine Interior  
 Sash-Panel Color = White, Sash-Panel Clad Finish = AAMA 2604  
 Dual Insulated, Low-E, Spacer Channel = Standard Intercept Spacer  
 Hardware = Shipped with Unit, E-Guard Finish (Beige), Encore, Champagne  
 Screen Option = Full Screen Applied, Champagne, Fiberglass Mesh  
 Integral Rigid Vinyl Nailing Fin  
 4-9/16"  
 U-Factor = 0.3, SHGC = 0.31, CR = 52, VT = 0.53, CPD = HUR-N-84-00148-00001,  
 Energy Star Region = N,NC  
 Non-Manufacturer Related =  
 Unit 1: Glass Width = 32.5, Glass Height = 26.25



**Rough Opening: 36.75" X 30.5"**

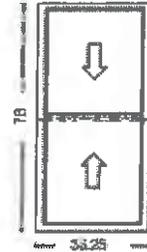
Room Location: BUILDING REAR

**Overall Unit Size: 36.25" X 30"**

QUOTE #	PROJECT NAME	CUSTOMER P#	ORDER P#	ROUGH	3 05 14 6	DATE
780646	TESSMAN / LAAB		mwisz			Quote Not Ordered
JOB NAME	QUOTE NAME	TERMS	ORDER DATE			SHIP METHOD
	JIM LAAB 1205 / 1209 2ND STREET	1% 10 DAYS NET 30	Quote Not Ordered			SPW TRUCK

LINE #	LINE TYPE	DESCRIPTION	QUANTITY	LIST PRICE	EXTENDED
600-1	WindowAndDoor	PK- 253	5	\$1,086.47	\$5,432.35

H3 Aluminum Clad Double Hung Windows Double Hung Operating 36.25 x 76  
 Custom: Frame Width = 36.25, Frame Height = 76, Sash Split = 50/50  
 Complete Unit, DP Rating = Standard  
 Frame Color = White, AAMA 2604, Ultra Stain Interior, With Nail Holes Filled = Yes,  
 Espresso Stain Color, Pine Interior  
 Sash-Panel Color = White, Sash-Panel Clad Finish = AAMA 2604  
 Dual Insulated, Low-E, Spacer Channel = Standard Intercept Spacer  
 Hardware = Applied, Standard Hardware Type, Champagne, Jamb Liner Type = Concealed,  
 Balance Color = Almond, Lock-Keepers = 2-Locks, Window Opening Control Device = No  
 Screen Option = Full Screen Applied, White, Fiberglass Mesh  
 Integral Rigid Vinyl Nailing Fin  
 4-9/16"  
 U-Factor = 0.31, SHGC = 0.3, CR = 51, VT = 0.54, CPD = HUR-N-95-00060-00001  
 Non-Manufacturer Related =  
 Unit 1: Glass Width = 31.34375, Glass Height = 35.375

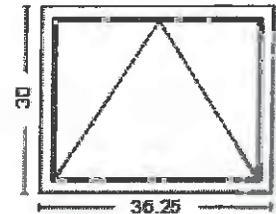


**Rough Opening: 36.75" X 76.5"**  
**Overall Unit Size: 36.25" X 76"**

Room Location: BUILDING ALLEY  
 SIDE

LINE #	LINE TYPE	DESCRIPTION	QUANTITY	LIST PRICE	EXTENDED
700-1	WindowAndDoor	PK- 253	5	\$677.49	\$3,387.45

H3 Aluminum Clad Windows Awning Operating 36.25 x 30  
 Custom: Frame Width = 36.25, Frame Height = 30  
 Complete Unit, DP Rating = Standard  
 Frame Color = White, AAMA 2604, Ultra Stain Interior, With Nail Holes Filled = Yes,  
 Espresso Stain Color, Pine Interior  
 Sash-Panel Color = White, Sash-Panel Clad Finish = AAMA 2604  
 Dual Insulated, Low-E, Spacer Channel = Standard Intercept Spacer  
 Hardware = Shipped with Unit, E-Guard Finish (Beige), Encore, Champagne  
 Screen Option = Full Screen Applied, Champagne, Fiberglass Mesh  
 Integral Rigid Vinyl Nailing Fin  
 4-9/16"  
 U-Factor = 0.3, SHGC = 0.31, CR = 52, VT = 0.53, CPD = HUR-N-84-00148-00001,  
 Energy Star Region = N,NC  
 Non-Manufacturer Related =  
 Unit 1: Glass Width = 32.5, Glass Height = 26.25



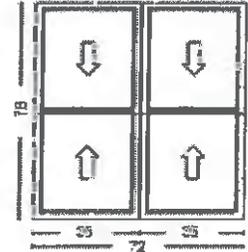
**Rough Opening: 36.75" X 30.5"**  
**Overall Unit Size: 36.25" X 30"**

Room Location: BUILDING ALLEY  
 SIDE

QUOTE #	PROJECT NAME	CUSTOMER PO#	ORDER PAGE	DATE
780646	TESSMAN / LAAB		mwisz	Quote Not Ordered
JOB NAME	QUOTE NAME	TERMS	ORDER DATE	SHIP METHOD
	JIM LAAB 1205 / 1209 2ND STREET	1% 10 DAYS NET 30	Quote Not Ordered	SPW TRUCK

LINE #	LINE TYPE	DESCRIPTION	QUANTITY	LIST PRICE	EXTENDED
800-1	WindowAndDoor	PK-253	1	\$2,167.44	\$2,167.44

H3 Aluminum Clad Double Hung Windows Double Hung Operating / Operating 72 x 76  
 Custom: Frame Width = 36, Frame Height = 76, Sash Split = 50/50  
 Complete Unit, DP Rating = Standard  
 Frame Color = White, AAMA 2604, Ultra Stain Interior, With Nail Holes Filled = Yes,  
 Espresso Stain Color, Pine Interior  
 Sash-Panel Color = White, Sash-Panel Clad Finish = AAMA 2604  
 Dual Insulated, Low-E, Spacer Channel = Standard Intercept Spacer  
 Hardware = Applied, Standard Hardware Type, Champagne, Jamb Liner Type = Concealed,  
 Balance Color = Almond, Lock-Keepers = 2-Locks, Window Opening Control Device = No  
 Screen Option = Full Screen Applied, White, Fiberglass Mesh  
 Integral Rigid Vinyl Nailing Fin  
 4-9/16", Interior Mull Casing Shipped Separately  
 U-Factor = 0.31, SHGC = 0.3, CR = 51, VT = 0.54, CPD = HUR-N-95-00060-00001  
 Non-Manufacturer Related =  
 Unit 1,2: Glass Width = 31.34375, Glass Height = 35.375

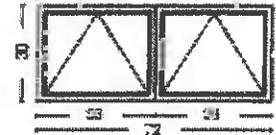


**Rough Opening: 72.5" X 76.5"**  
**Overall Unit Size: 72" X 76"**

Room Location: BUILDING ALLEY SIDE

LINE #	LINE TYPE	DESCRIPTION	QUANTITY	LIST PRICE	EXTENDED
900-1	WindowAndDoor	PK-253	1	\$1,349.86	\$1,349.86

H3 Aluminum Clad Windows Awning Operating / Operating 72 x 30  
 Custom: Frame Width = 36, Frame Height = 30  
 Complete Unit, DP Rating = Standard  
 Frame Color = White, AAMA 2604, Ultra Stain Interior, With Nail Holes Filled = Yes,  
 Espresso Stain Color, Pine Interior  
 Sash-Panel Color = White, Sash-Panel Clad Finish = AAMA 2604  
 Dual Insulated, Low-E, Spacer Channel = Standard Intercept Spacer  
 Hardware = Shipped with Unit, E-Guard Finish (Beige), Encore, Champagne  
 Screen Option = Full Screen Applied, Champagne, Fiberglass Mesh  
 Integral Rigid Vinyl Nailing Fin  
 4-9/16", Interior Mull Casing Shipped Separately  
 U-Factor = 0.3, SHGC = 0.31, CR = 52, VT = 0.53, CPD = HUR-N-84-00148-00001,  
 Energy Star Region = N,NC  
 Non-Manufacturer Related =  
 Unit 1,2: Glass Width = 32.5, Glass Height = 26.25



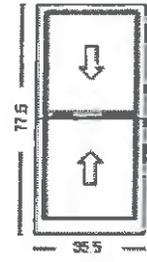
**Rough Opening: 72.5" X 30.5"**  
**Overall Unit Size: 72" X 30"**

Room Location: BUILDING ALLEY SIDE

QUOTE #	PROJECT NAME	CUSTOMER PO#	ORDER PLACED BY	5 OF 1416 DATE
780646	TESSMAN / LAAB		mwisz	Quote Not Ordered
JOB NAME	QUOTE NAME	TERMS	ORDER DATE	SHIP METHOD
	JIM LAAB 1205 / 1209 2ND STREET	1% 10 DAYS NET 30	Quote Not Ordered	SPW TRUCK

LINE #	LINE TYPE	DESCRIPTION	QUANTITY	LIST PRICE	EXTENDED
1000-1	WindowAndDoor	PK-253	1	\$1,421.49	\$1,421.49

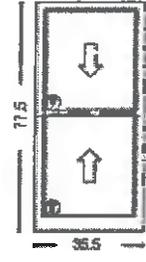
**\*\*SPW recommends through frame installation for units with factory applied brickmould.\*\***  
 Aluminum Clad Wood Windows Double Hung Operating 35.5 x 77.5  
 Custom: Frame Width = 35.5, Frame Height = 77.5, Sash Split = 50/50  
 Complete Unit, DP Rating = Standard  
 Frame Color = White, AAMA 2604, Ultra Stain Interior, With Nail Holes Filled = Yes,  
 Espresso Stain Color, Pine Interior  
 Sash-Panel Color = White, Sash-Panel Clad Finish = AAMA 2604  
 Dual Insulated, Low-E, Standard Bead, Spacer Channel = Standard Intercept Spacer  
 Hardware = Applied, Standard Hardware Type, Champagne, Jamb Liner Type = Concealed,  
 Balance Color = Almond, Lock-Keepers = 2-Locks, Window Opening Control Device = No  
 Screen Option = Full Screen Applied, White, Fiberglass Mesh  
 Entire Set, Brickmould, 2", Casing W/Sill Nose-Subsill, Standard Sillnose-Subsill, White,  
 Casing Applied  
 No Nail Fin  
 6-9/16", Match Interior Wood = Yes, Pine Jamb Extension, Ultra Stain, Ultra Stain Color =  
 Espresso, Applied, Entire Set  
 U-Factor = 0.32, SHGC = 0.28, CR = 54, VT = 0.5, CPD = HUR-N-93-00213-00001  
 Non-Manufacturer Related =  
 Unit 1: Glass Width = 30.03125, Glass Height = 34.4375



**Rough Opening: 36.25" X 78"** Room Location: BUILDING STREET  
**Overall Unit Size: 35.5" X 77.5"** SIDE NEW

LINE #	LINE TYPE	DESCRIPTION	QUANTITY	LIST PRICE	EXTENDED
1100-1	WindowAndDoor	PK-253	1	\$1,557.95	\$1,557.95

**\*\*SPW recommends through frame installation for units with factory applied brickmould.\*\***  
 Aluminum Clad Wood Windows Double Hung Operating 35.5 x 77.5  
 Custom: Frame Width = 35.5, Frame Height = 77.5, Sash Split = 50/50  
 Complete Unit, DP Rating = Standard  
 Frame Color = White, AAMA 2604, Ultra Stain Interior, With Nail Holes Filled = Yes,  
 Espresso Stain Color, Pine Interior  
 Sash-Panel Color = White, Sash-Panel Clad Finish = AAMA 2604  
 Dual Insulated, Low-E, Standard Bead, Tempered Glass = Yes, both lites, Spacer Channel =  
 Standard Intercept Spacer  
 Hardware = Applied, Standard Hardware Type, Champagne, Jamb Liner Type = Concealed,  
 Balance Color = Almond, Lock-Keepers = 2-Locks, Window Opening Control Device = No  
 Screen Option = Full Screen Applied, White, Fiberglass Mesh  
 Entire Set, Brickmould, 2", Casing W/Sill Nose-Subsill, Standard Sillnose-Subsill, White,  
 Casing Applied  
 No Nail Fin  
 6-9/16", Match Interior Wood = Yes, Pine Jamb Extension, Ultra Stain, Ultra Stain Color =  
 Espresso, Applied, Entire Set  
 U-Factor = 0.32, SHGC = 0.3, CR = 54, VT = 0.51, CPD = HUR-N-93-00231-00001  
 Non-Manufacturer Related =  
 Unit 1: Glass Width = 30.03125, Glass Height = 34.4375

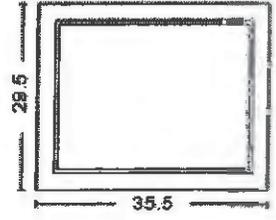


**Rough Opening: 36.25" X 78"** Room Location: BUILDING STREET  
**Overall Unit Size: 35.5" X 77.5"** SIDE NEW

<b>QUOTE #</b>	<b>PROJECT NAME</b>	<b>CUSTOMER PO#</b>	<b>ORDER PRIORITY</b>	<b>DATE</b>
780646	TESSMAN / LAAB		mwisz	Quote Not Ordered
<b>JOB NAME</b>	<b>QUOTE NAME</b>	<b>TERMS</b>	<b>ORDER DATE</b>	<b>SHIP METHOD</b>
	JIM LAAB 1205 / 1209 2ND STREET	1% 10 DAYS NET 30	Quote Not Ordered	SPW TRUCK

LINE #	LINE TYPE	DESCRIPTION	QUANTITY	LIST PRICE	EXTENDED
1200-1	WindowAndDoor	PK-253	2	\$751.96	\$1,503.92

**\*\*SPW recommends through frame installation for units with factory applied brickmould.\*\***  
 Aluminum Clad Wood Windows Sash Set Fixed 35.5 x 29.5  
 Custom: Frame Width = 35.5, Frame Height = 29.5  
 Complete Unit, DP Rating = Standard  
 Frame Color = White, Weatherstrip Color = White, AAMA 2604, Ultra Stain Interior, With Nail Holes Filled = Yes, Espresso Stain Color, Pine Interior  
 Sash-Panel Color = White, Sash-Panel Clad Finish = AAMA 2604, Sash-Panel Weatherstrip Color = White  
 Dual Insulated, Low-E, Standard Bead, Spacer Channel = Standard Intercept Spacer  
 Entire Set, Brickmould, 2", Casing W/Sill Nose-Subsill, Standard Sillnose-Subsill, White, Casing Applied  
 No Nail Fin  
 6-9/16", Match Interior Wood = Yes, Pine Jamb Extension, Ultra Stain, Ultra Stain Color = Espresso, Applied, Entire Set  
 U-Factor = 0.29, SHGC = 0.3, CR = 58, VT = 0.55, CPD = HUR-N-23-00279-00001,  
 Energy Star Region = N,NC  
 Non-Manufacturer Related =  
 Unit 1: Glass Width = 30.1875, Glass Height = 24.1875

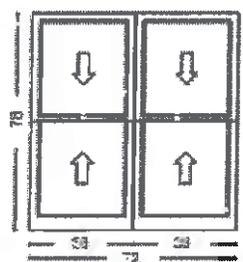


**Rough Opening: 36.25" X 30"**  
**Overall Unit Size: 35.5" X 29.5"**

Room Location: BUILDING STREET  
 SIDE NEW

LINE #	LINE TYPE	DESCRIPTION	QUANTITY	LIST PRICE	EXTENDED
1300-1	WindowAndDoor	PK-253	2	\$2,710.14	\$5,420.28

**\*\*SPW recommends through frame installation for units with factory applied brickmould.\*\***  
 Aluminum Clad Wood Windows Double Hung Operating / Operating 72 x 78  
 Custom: Frame Width = 36, Frame Height = 78, Sash Split = 50/50  
 Complete Unit, DP Rating = Standard  
 Frame Color = White, AAMA 2604, Ultra Stain Interior, With Nail Holes Filled = Yes, Espresso Stain Color, Pine Interior  
 Sash-Panel Color = White, Sash-Panel Clad Finish = AAMA 2604  
 Dual Insulated, Low-E, Standard Bead, Spacer Channel = Standard Intercept Spacer  
 Hardware = Applied, Standard Hardware Type, Champagne, Jamb Liner Type = Concealed,  
 Balance Color = Almond, Lock-Keepers = 2-Locks, Window Opening Control Device = No  
 Screen Option = Full Screen Applied, White, Fiberglass Mesh  
 Vertical Factory 0" thick  
 Entire Set, Brickmould, 2", Casing W/Sill Nose-Subsill, Standard Sillnose-Subsill, White, Casing Applied  
 No Nail Fin  
 6-9/16", Match Interior Wood = Yes, Pine Jamb Extension, Ultra Stain, Ultra Stain Color = Espresso, Applied, Interior Mull Casing Applied, Entire Set  
 U-Factor = 0.32, SHGC = 0.28, CR = 54, VT = 0.5, CPD = HUR-N-93-00213-00001  
 Non-Manufacturer Related =  
 Unit 1,2: Glass Width = 30.53125, Glass Height = 34.6875



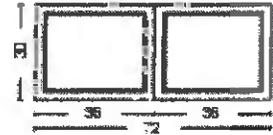
**Rough Opening: 72.75" X 78.5"**  
**Overall Unit Size: 72" X 78"**

Room Location: BUILDING STREET  
 SIDE NEW

QUOTE #	PROJECT NAME	CUSTOMER PO#	ORDER PL. RABBY	DATE
780646	TESSMAN / LAAB		mwisz	Quote Not Ordered
JOB NAME	QUOTE NAME	TERMS	ORDER DATE	SHIP METHOD
	JIM LAAB 1205 / 1209 2ND STREET	1% 10 DAYS NET 30	Quote Not Ordered	SPW TRUCK

LINE #	LINE TYPE	DESCRIPTION	QUANTITY	LIST PRICE	EXTENDED
1400-1	WindowAndDoor	PK-253	1	\$1,563.84	\$1,563.84

**\*\*SPW recommends through frame installation for units with factory applied brickmould.\*\***  
 Aluminum Clad Wood Windows Sash Set Fixed / Fixed 72 x 30  
 Custom: Frame Width = 36, Frame Height = 30  
 Complete Unit, DP Rating = Standard  
 Frame Color = White, Weatherstrip Color = White, AAMA 2604, Ultra Stain Interior, With  
 Nail Holes Filled = Yes, Espresso Stain Color, Pine Interior  
 Sash-Panel Color = White, Sash-Panel Clad Finish = AAMA 2604, Sash-Panel Weatherstrip  
 Color = White  
 Dual Insulated, Low-E, Standard Bead, Spacer Channel = Standard Intercept Spacer  
 Vertical Factory 0" thick  
 Entire Set, Brickmould, 2", Casing W/Sill Nose-Subsill, Standard Sillnose-Subsill, White,  
 Casing Applied  
 No Nail Fin  
 6-9/16", Match Interior Wood = Yes, Pine Jamb Extension, Ultra Stain, Ultra Stain Color =  
 Espresso, Applied, Interior Mull Casing Applied, Entire Set  
 U-Factor = 0.29, SHGC = 0.3, CR = 58, VT = 0.55, CPD = HUR-N-23-00279-00001,  
 Energy Star Region = N,NC  
 Non-Manufacturer Related =  
 Unit 1,2: Glass Width = 30.6875, Glass Height = 24.6875



**Rough Opening: 72.75" X 30.5"**  
**Overall Unit Size: 72" X 30"**

Room Location: BUILDING STREET  
 SIDE NEW

QUOTE #	PROJECT NAME	CUSTOMER PO#	ORDER PLANT	DATE
780646	TESSMAN / LAAB		mwisz	Quote Not Ordered
JOB NAME	QUOTE NAME	TERMS	ORDER DATE	SHIP METHOD
	JIM LAAB 1205 / 1209 2ND STREET	1% 10 DAYS NET 30	Quote Not Ordered	SPW TRUCK

PROJECT	QUOTE
TESSMAN / LAAB	JIM LAAB 1205 / 1209 2ND STREET
Comments:	

Total List	\$41,757.86
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**COMPANY**

Unless otherwise noted on the line item, this product is covered under a Sierra Pacific Windows limited warranty. Please see your dealer, the Websites (www.Hurd.com, www.supersealwindows.com) or our marketing literature for a copy of the applicable limited warranty for specific language, limitations and exclusions.

The pricing on this Quote is valid for 30 days and not intended to be used as a final Invoice. The Quote does not include charges for Shop Drawings.

Sierra Pacific offers a variety of wood species produced in combinations of solid and veneer-wrapped wood parts that have varying grain patterns. Wood characteristics also vary due to the species of the wood. The combination of these items could result in color variations of the finished stained products. Outswing Doors will have a complementary species of wood threshold.

**RATINGS**

Oversized units and certain mulled/stacked configurations have not been tested and therefore have no design pressure (DP) rating. Job-specific engineering analysis may be available for these non-rated units. Please contact your DST group to determine available options for non-tested product. A complete list of tested products is available at www.hurd.com.

The Transcend H3 products do not have a DP rating.

If units are being installed in an area requiring specific DP ratings, the unit must be installed in the exact manner tested, as shown in our certified installation details. These details can be found on the Florida Building Code website at www.floridabuilding.org or can be obtained by contacting Sierra Pacific's Architectural Services Department at 800-433-4873 ext. 3500.

Recent building code changes require the addition of limiting devices on any operating unit installed where the finished clear opening of the unit is within 24" of the floor and is more than 72" above the finished grade or other surface below the window. Please check with your local building department to determine if this code is a requirement in your jurisdiction and order units accordingly.

**We Appreciate Your Business!**

26,098.<sup>46</sup>  
 10.00 VIF  
 25.00 Del  
 -----  
 26,133.<sup>46</sup>  
 1,437.35 TAN

# 27,571.01  
 TOTAL



1995 Commerce Lane  
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 PH: 507-625-4278  
 FX: 507-625-7211  
 www.LindsayWindows.com

ORDER: 221975

ORDER DATE: 2/10/2016

EST. DELIVERY DATE: 3/2/2016

ORDER CONTACT: Terri

## QUOTE

### INVOICE INFORMATION

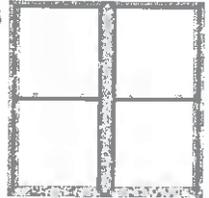
C.W. Building Center, Inc.  
 3250 Mecca Drive  
 Plover, WI 54467  
 PH: 7153447384 FX: 7153447464

### SHIPPING INFORMATION

C.W. Building Center, Inc.  
 3250 Mecca Drive  
 Plover, WI 54467  
 PH: 7153447384 FX: 7153447464

SHIP VIA:

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF		TERMS
221975	2/10/2016	Laabs	retail		COD
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL
1	Earthwise Single Hung	4	30 1/4 W X 76 1/2 H	\$456.86	\$1,827.44
	<b>BASICS</b>				
	EXACT MAKE SIZE (TIP TO TIP): 30.25 x 76.50				
	COLOR: WHITE				
	SCREEN: HALF SCREEN CLEAR VIEW				
	NO NAIL FIN				
	<b>GLASS/GRIDS</b>				
	LOW-E				
	<b>WINDOW OPTIONS</b>				
	INSTALL HOLES AND SCREW PACKAGE				
	<b>OPENING</b>				
	DARK WOODGRAIN LAMINATED JAMB EXTENSION				
	JAMB EXTENSION: 6-9/16 WALL DEPTH (MEASURED FROM EXTERIOR WINDOW FACE)				
	JAMB EXTENSION APPLIED				
	<b>RATINGS</b>				
	NFRC LABELS				
	One or more of your glass/grid combinations cannot be calculated.				
	<b>ITEM SUBTOTAL:</b>			\$456.86	\$1,827.44
2	3000 Series Opening Designer	1	90 W X 90 H	\$1,387.66	\$1,387.66
	<b>BASICS</b>				
	EXACT MAKE SIZE (TIP TO TIP): 90.00 x 90.00				
	COLOR: WHITE				
	NO NAIL FIN				
	<b>OPENING</b>				
	DARK WOODGRAIN LAMINATED JAMB EXTENSION				
	JAMB EXTENSION: 6-9/16 WALL DEPTH (MEASURED FROM EXTERIOR WINDOW FACE)				
	JAMB EXTENSION APPLIED				
	<b>OTHER</b>				
	LINDSAY MULL				
	***OVERSIZED** not warranted to operate properly.				
	<b>ITEM SUBTOTAL:</b>			\$1,387.66	\$1,387.66



ORDER	ORDER DATE	PG NUMBER	CUSTOMER REF	ITEMS		
221975	2/10/2016	Laabs	retail	COD		
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL	COD
2.1	Earthwise Single Hung	1	44 3/4 W X 90 H			
	<b>BASICS</b>					
	EXACT MAKE SIZE (TIP TO TIP): 44.75 x 90.00					
	COLOR: WHITE					
	SCREEN: HALF SCREEN CLEAR VIEW					
	<b>GLASS/GRIDS</b>					
	LOW-E					
	<b>WINDOW OPTIONS</b>					
	INSTALL HOLES AND SCREW PACKAGE					
	<b>RATINGS</b>					
	NFRC LABELS					
	One or more of your glass/grid combinations cannot be calculated.					
2.2	Earthwise Single Hung	1	44 3/4 W X 90 H			
	<b>BASICS</b>					
	EXACT MAKE SIZE (TIP TO TIP): 44.75 x 90.00					
	COLOR: WHITE					
	SCREEN: HALF SCREEN CLEAR VIEW					
	<b>GLASS/GRIDS</b>					
	LOW-E					
	<b>WINDOW OPTIONS</b>					
	INSTALL HOLES AND SCREW PACKAGE					
	<b>RATINGS</b>					
	NFRC LABELS					
	One or more of your glass/grid combinations cannot be calculated.					
2.3	1/2" Mull for 3000/400 Series	1	1/2 W X 90 H			
	<b>BASICS</b>					
	COLOR: WHITE					
3	3000 Series Opening Designer	1	60 W X 101 H	\$1,303.61	\$1,303.61	
	<b>BASICS</b>					
	EXACT MAKE SIZE (TIP TO TIP): 60.00 x 101.00					
	COLOR: WHITE					
	NO NAIL FIN					
	<b>OPENING</b>					
	DARK WOODGRAIN LAMINATED JAMB EXTENSION					
	JAMB EXTENSION: 6-9/16 WALL DEPTH (MEASURED FROM EXTERIOR WINDOW FACE)					
	JAMB EXTENSION APPLIED					
	<b>OTHER</b>					
	LINDSAY MULL					
<b>ITEM SUBTOTAL:</b>				\$1,303.61	\$1,303.61	

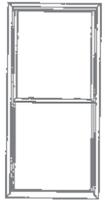
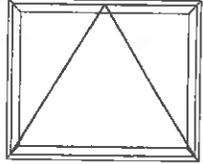


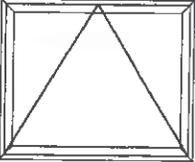
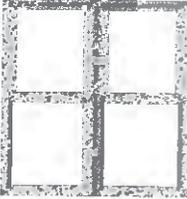
ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF	MS	
221975	2/10/2016	Laabs	retail	COD	
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL
3.1	Earthwise Single Hung	1	29 3/4 W X 76 1/2 H		
	<b><u>BASICS</u></b>				
	EXACT MAKE SIZE (TIP TO TIP): 29.75 x 76.50				
	COLOR: WHITE				
	SCREEN: HALF SCREEN CLEAR VIEW				
	<b><u>GLASS/GRIDS</u></b>				
	LOW-E				
	<b><u>WINDOW OPTIONS</u></b>				
	INSTALL HOLES AND SCREW PACKAGE				
	<b><u>RATINGS</u></b>				
	NFRC LABELS				
	One or more of your glass/grid combinations cannot be calculated.				
3.2	Earthwise Single Hung	1	29 3/4 W X 76 1/2 H		
	<b><u>BASICS</u></b>				
	EXACT MAKE SIZE (TIP TO TIP): 29.75 x 76.50				
	COLOR: WHITE				
	SCREEN: HALF SCREEN CLEAR VIEW				
	<b><u>GLASS/GRIDS</u></b>				
	LOW-E				
	<b><u>WINDOW OPTIONS</u></b>				
	INSTALL HOLES AND SCREW PACKAGE				
	<b><u>RATINGS</u></b>				
	NFRC LABELS				
	One or more of your glass/grid combinations cannot be calculated.				
3.3	Earthwise Picture Window	1	29 3/4 W X 24 H		
	<b><u>BASICS</u></b>				
	EXACT MAKE SIZE (TIP TO TIP): 29.75 x 24.00				
	COLOR: WHITE				
	<b><u>GLASS/GRIDS</u></b>				
	LOW-E				
	<b><u>WINDOW OPTIONS</u></b>				
	INSTALL HOLES AND SCREW PACKAGE				
	<b><u>RATINGS</u></b>				
	NFRC LABELS				
	U-Factor: 0.28 SHGC: 0.34 Visible Light: 0.59 (Estimates)				
3.4	Earthwise Picture Window	1	29 3/4 W X 24 H		
	<b><u>BASICS</u></b>				
	EXACT MAKE SIZE (TIP TO TIP): 29.75 x 24.00				
	COLOR: WHITE				
	<b><u>GLASS/GRIDS</u></b>				
	LOW-E				
	<b><u>WINDOW OPTIONS</u></b>				
	INSTALL HOLES AND SCREW PACKAGE				
	<b><u>RATINGS</u></b>				
	NFRC LABELS				
	U-Factor: 0.28 SHGC: 0.34 Visible Light: 0.59 (Estimates)				

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF				ITEMS
221975	2/10/2016	Laabs	retail				146
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL	COD	
3.5	1/2" Mull for 3000/400 Series	1	1/2 W X 76 1/2 H				
	<b>BASICS</b>						
	COLOR: WHITE						
3.6	1/2" Mull for 3000/400 Series	1	60 W X 1/2 H				
	<b>BASICS</b>						
	COLOR: WHITE						
3.7	1/2" Mull for 3000/400 Series	1	1/2 W X 24 H				
	<b>BASICS</b>						
	COLOR: WHITE						
4	Earthwise Single Hung	4	36 1/4 W X 76 H	\$478.97	\$1,915.88		
	<b>BASICS</b>						
	EXACT MAKE SIZE (TIP TO TIP): 36.25 x 76.00						
	COLOR: WHITE						
	SCREEN: HALF SCREEN CLEAR VIEW						
	NO NAIL FIN						
	<b>GLASS/GRIDS</b>						
	LOW-E						
	<b>WINDOW OPTIONS</b>						
	INSTALL HOLES AND SCREW PACKAGE						
	<b>OPENING</b>						
	DARK WOODGRAIN LAMINATED JAMB EXTENSION						
	JAMB EXTENSION: 6-9/16 WALL DEPTH (MEASURED FROM EXTERIOR WINDOW FACE)						
	JAMB EXTENSION APPLIED						
	<b>RATINGS</b>						
	NFRC LABELS						
	One or more of your glass/grid combinations cannot be calculated.						
<b>ITEM SUBTOTAL:</b>				<b>\$478.97</b>	<b>\$1,915.88</b>		



ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF			
221975	2/10/2016	Laabs	Page 123 of 146		IS	
			retail		COD	
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL	
5	Earthwise Awning	4	36 1/4 W X 30 H	\$311.00	\$1,244.00	
	<b>BASICS</b>					
	EXACT MAKE SIZE (TIP TO TIP): 36.25 x 30.00					
	COLOR: WHITE					
	SCREEN: FULL SCREEN CLEAR VIEW			\$20.00	\$80.00	
	NO NAIL FIN					
	<b>GLASS/GRIDS</b>					
	LOW-E					
	<b>WINDOW OPTIONS</b>					
	INSTALL HOLES AND SCREW PACKAGE			\$1.00	\$4.00	
	<b>OPENING</b>					
	DARK WOODGRAIN LAMINATED JAMB EXTENSION			\$49.69	\$198.76	
	JAMB EXTENSION: 6-9/16 WALL DEPTH (MEASURED FROM EXTERIOR WINDOW FACE)					
	JAMB EXTENSION APPLIED			\$20.00	\$80.00	
	<b>RATINGS</b>					
	NFRC LABELS					
	One or more of your glass/grid combinations cannot be calculated.					
<b>ITEM SUBTOTAL:</b>				\$401.69	\$1,606.76	
6	Earthwise Single Hung	5	36 1/4 W X 76 H	\$478.97	\$2,394.85	
	<b>BASICS</b>					
	EXACT MAKE SIZE (TIP TO TIP): 36.25 x 76.00					
	COLOR: WHITE					
	SCREEN: HALF SCREEN CLEAR VIEW					
	NO NAIL FIN					
	<b>GLASS/GRIDS</b>					
	LOW-E					
	<b>WINDOW OPTIONS</b>					
	INSTALL HOLES AND SCREW PACKAGE					
	<b>OPENING</b>					
	DARK WOODGRAIN LAMINATED JAMB EXTENSION					
	JAMB EXTENSION: 6-9/16 WALL DEPTH (MEASURED FROM EXTERIOR WINDOW FACE)					
	JAMB EXTENSION APPLIED					
	<b>RATINGS</b>					
	NFRC LABELS					
	One or more of your glass/grid combinations cannot be calculated.					
<b>ITEM SUBTOTAL:</b>				\$478.97	\$2,394.85	

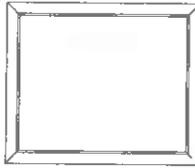
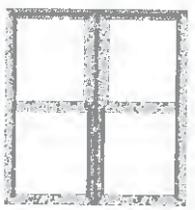


ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF			
221975	2/10/2016	Laabs	Page 124 of 146 IS			
			retail			COD
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL	
7	Earthwise Awning	5	36 1/4 W X 30 H	\$311.00	\$1,555.00	
	<b>BASICS</b>					
	EXACT MAKE SIZE (TIP TO TIP): 36.25 x 30.00					
	COLOR: WHITE					
	SCREEN: FULL SCREEN CLEAR VIEW			\$20.00	\$100.00	
	NO NAIL FIN					
	<b>GLASS/GRIDS</b>					
	LOW-E					
	<b>WINDOW OPTIONS</b>					
	INSTALL HOLES AND SCREW PACKAGE			\$1.00	\$5.00	
	<b>OPENING</b>					
	DARK WOODGRAIN LAMINATED JAMB EXTENSION			\$49.69	\$248.45	
	JAMB EXTENSION: 6-9/16 WALL DEPTH (MEASURED FROM EXTERIOR WINDOW FACE)					
	JAMB EXTENSION APPLIED			\$20.00	\$100.00	
	<b>RATINGS</b>					
	NFRC LABELS					
	One or more of your glass/grid combinations cannot be calculated.					
			<b>ITEM SUBTOTAL:</b>	\$401.69	\$2,008.45	
8	3000 Series Opening Designer	1	72 W X 76 H	\$1,001.66	\$1,001.66	
	<b>BASICS</b>					
	EXACT MAKE SIZE (TIP TO TIP): 72.00 x 76.00					
	COLOR: WHITE					
	NO NAIL FIN					
	<b>OPENING</b>					
	DARK WOODGRAIN LAMINATED JAMB EXTENSION					
	JAMB EXTENSION: 6-9/16 WALL DEPTH (MEASURED FROM EXTERIOR WINDOW FACE)					
	JAMB EXTENSION APPLIED					
	<b>OTHER</b>					
	LINDSAY MULL					
			<b>ITEM SUBTOTAL:</b>	\$1,001.66	\$1,001.66	
8.1	Earthwise Single Hung	1	35 3/4 W X 76 H			
	<b>BASICS</b>					
	EXACT MAKE SIZE (TIP TO TIP): 35.75 x 76.00					
	COLOR: WHITE					
	SCREEN: HALF SCREEN CLEAR VIEW					
	<b>GLASS/GRIDS</b>					
	LOW-E					
	<b>WINDOW OPTIONS</b>					
	INSTALL HOLES AND SCREW PACKAGE					
	<b>RATINGS</b>					
	NFRC LABELS					
	One or more of your glass/grid combinations cannot be calculated.					



ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF			
221975	2/10/2016	Laabs	retail			Page 126 of 146 IS
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL	COD
9.2	Earthwise Awning	1	35 3/4 W X 30 H			
	<b>BASICS</b>					
	EXACT MAKE SIZE (TIP TO TIP): 35.75 x 30.00					
	COLOR: WHITE					
	SCREEN: FULL SCREEN CLEAR VIEW					
	<b>GLASS/GRIDS</b>					
	LOW-E					
	<b>WINDOW OPTIONS</b>					
	INSTALL HOLES AND SCREW PACKAGE					
	<b>RATINGS</b>					
	NFRC LABELS					
	One or more of your glass/grid combinations cannot be calculated.					
9.3	1/2" Mull for 3000/400 Series	1	1/2 W X 30 H			
	<b>BASICS</b>					
	COLOR: WHITE					
10	Earthwise Single Hung	2	35 1/2 W X 77 1/2 H	\$481.54	\$963.08	
	<b>BASICS</b>					
	EXACT MAKE SIZE (TIP TO TIP): 35.50 x 77.50					
	COLOR: WHITE					
	SCREEN: HALF SCREEN CLEAR VIEW					
	NO NAIL FIN					
	<b>GLASS/GRIDS</b>					
	LOW-E					
	<b>WINDOW OPTIONS</b>					
	INSTALL HOLES AND SCREW PACKAGE					
	<b>OPENING</b>					
	DARK WOODGRAIN LAMINATED JAMB EXTENSION					
	JAMB EXTENSION: 6-9/16 WALL DEPTH (MEASURED FROM EXTERIOR WINDOW FACE)					
	JAMB EXTENSION APPLIED					
	<b>RATINGS</b>					
	NFRC LABELS					
	One or more of your glass/grid combinations cannot be calculated.					
<b>ITEM SUBTOTAL:</b>				\$481.54	\$963.08	



ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL	
11	Earthwise Picture Window	2	35 1/2 W X 29 1/2 H	\$150.00	\$300.00	
	<b>BASICS</b>					
	EXACT MAKE SIZE (TIP TO TIP): 35.50 x 29.50					
	COLOR: WHITE					
	NO NAIL FIN					
	<b>GLASS/GRIDS</b>					
	LOW-E					
	<b>WINDOW OPTIONS</b>					
	INSTALL HOLES AND SCREW PACKAGE			\$1.00	\$2.00	
	<b>OPENING</b>					
	DARK WOODGRAIN LAMINATED JAMB EXTENSION			\$48.75	\$97.50	
	JAMB EXTENSION: 6-9/16 WALL DEPTH (MEASURED FROM EXTERIOR WINDOW FACE)					
	JAMB EXTENSION APPLIED			\$20.00	\$40.00	
	<b>RATINGS</b>					
	NFRC LABELS					
	U-Factor: 0.28 SHGC: 0.34 Visible Light: 0.59 (Estimates)					
			<b>ITEM SUBTOTAL:</b>	\$219.75	\$439.50	
12	3000 Series Opening Designer	1	71 W X 77 1/2 H	\$1,007.54	\$1,007.54	
	<b>BASICS</b>					
	EXACT MAKE SIZE (TIP TO TIP): 71.00 x 77.50					
	COLOR: WHITE					
	NO NAIL FIN					
	<b>OPENING</b>					
	DARK WOODGRAIN LAMINATED JAMB EXTENSION					
	JAMB EXTENSION: 6-9/16 WALL DEPTH (MEASURED FROM EXTERIOR WINDOW FACE)					
	JAMB EXTENSION APPLIED					
	<b>OTHER</b>					
	LINDSAY MULL					
			<b>ITEM SUBTOTAL:</b>	\$1,007.54	\$1,007.54	
12.1	Earthwise Single Hung	1	35 1/4 W X 77 1/2 H			
	<b>BASICS</b>					
	EXACT MAKE SIZE (TIP TO TIP): 35.25 x 77.50					
	COLOR: WHITE					
	SCREEN: HALF SCREEN CLEAR VIEW					
	<b>GLASS/GRIDS</b>					
	LOW-E					
	<b>WINDOW OPTIONS</b>					
	INSTALL HOLES AND SCREW PACKAGE					
	<b>RATINGS</b>					
	NFRC LABELS					
	One or more of your glass/grid combinations cannot be calculated.					

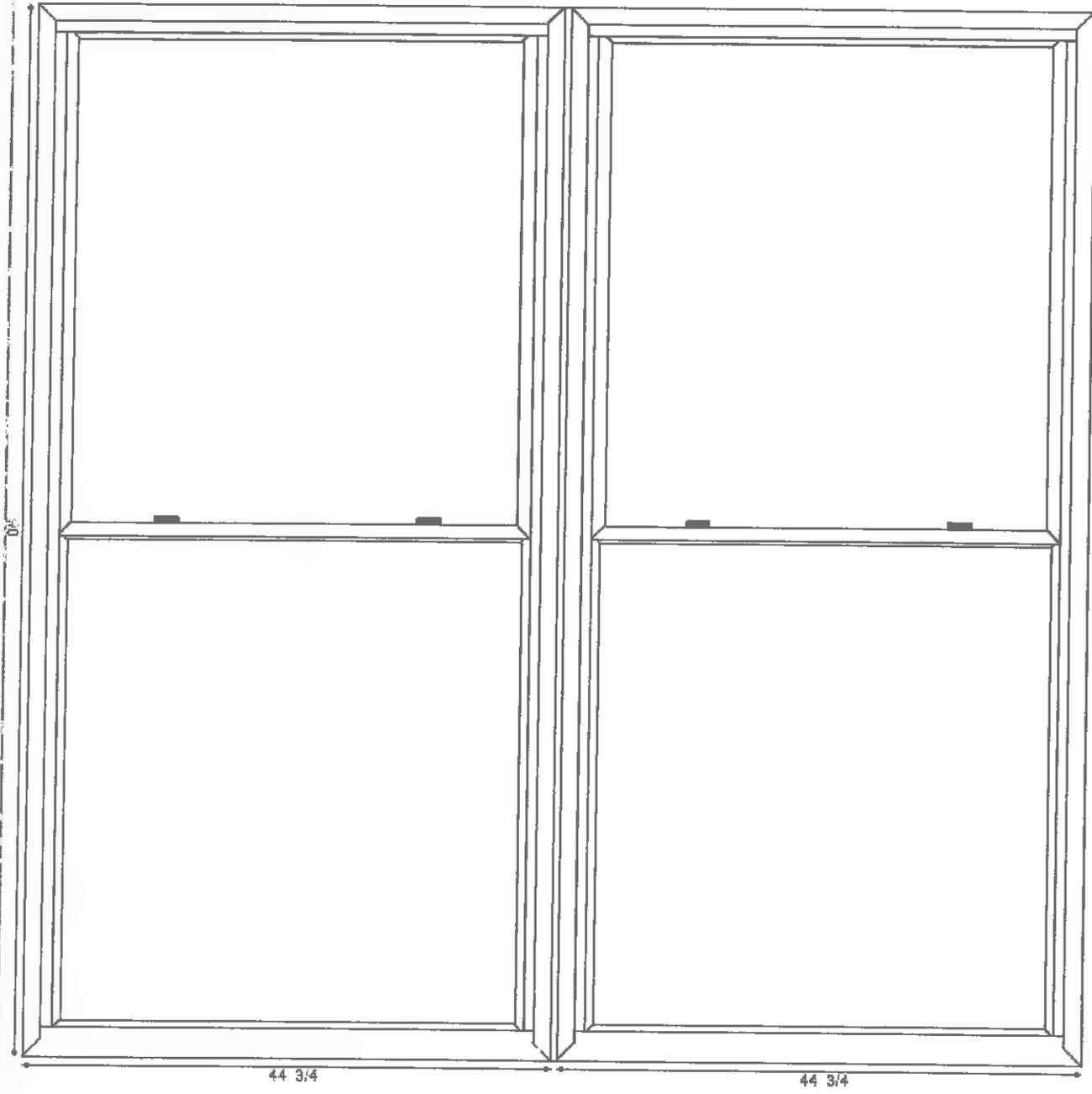


ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF			
221975	2/10/2016	Laabs	retail			Page 129 of 146 IS
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL	COD
13.2	Earthwise Picture Window	1	35 1/4 W X 29 1/2 H			
<b>BASICS</b>						
EXACT MAKE SIZE (TIP TO TIP): 35.25 x 29.50						
COLOR: WHITE						
<b>GLASS/GRIDS</b>						
LOW-E						
<b>WINDOW OPTIONS</b>						
INSTALL HOLES AND SCREW PACKAGE						
<b>RATINGS</b>						
NFRC LABELS						
U-Factor: 0.28 SHGC: 0.34 Visible Light: 0.59 (Estimates)						
13.3	1/2" Mull for 3000/400 Series	1	1/2 W X 29 1/2 H			
<b>BASICS</b>						
COLOR: WHITE						
<b>Order Summary</b>						
		<b>Quantity</b>		<b>SUBTOTAL:</b>	<b>\$17,021.81</b>	
3000 Series Opening Designer		4		<b>TOTAL:</b>	<b>\$17,021.81</b>	
Earthwise Awning		9				
Earthwise Casement/PW Opening Designer		2				
Earthwise Picture Window		2				
Earthwise Single Hung		15				
<b>Total Ordered Items</b>		<b>32</b>				
		<b>TOTALS:</b>	<b>32</b>			

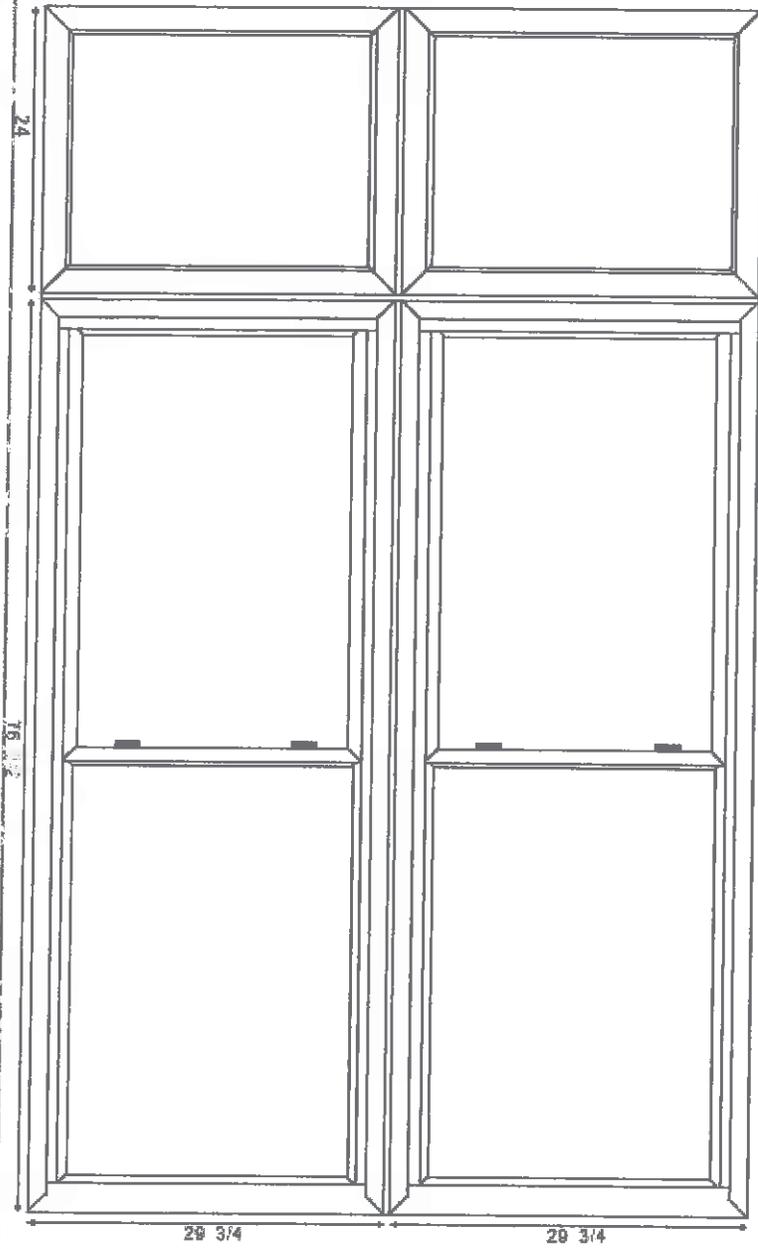
COMMENT:

Drawing

221975-2

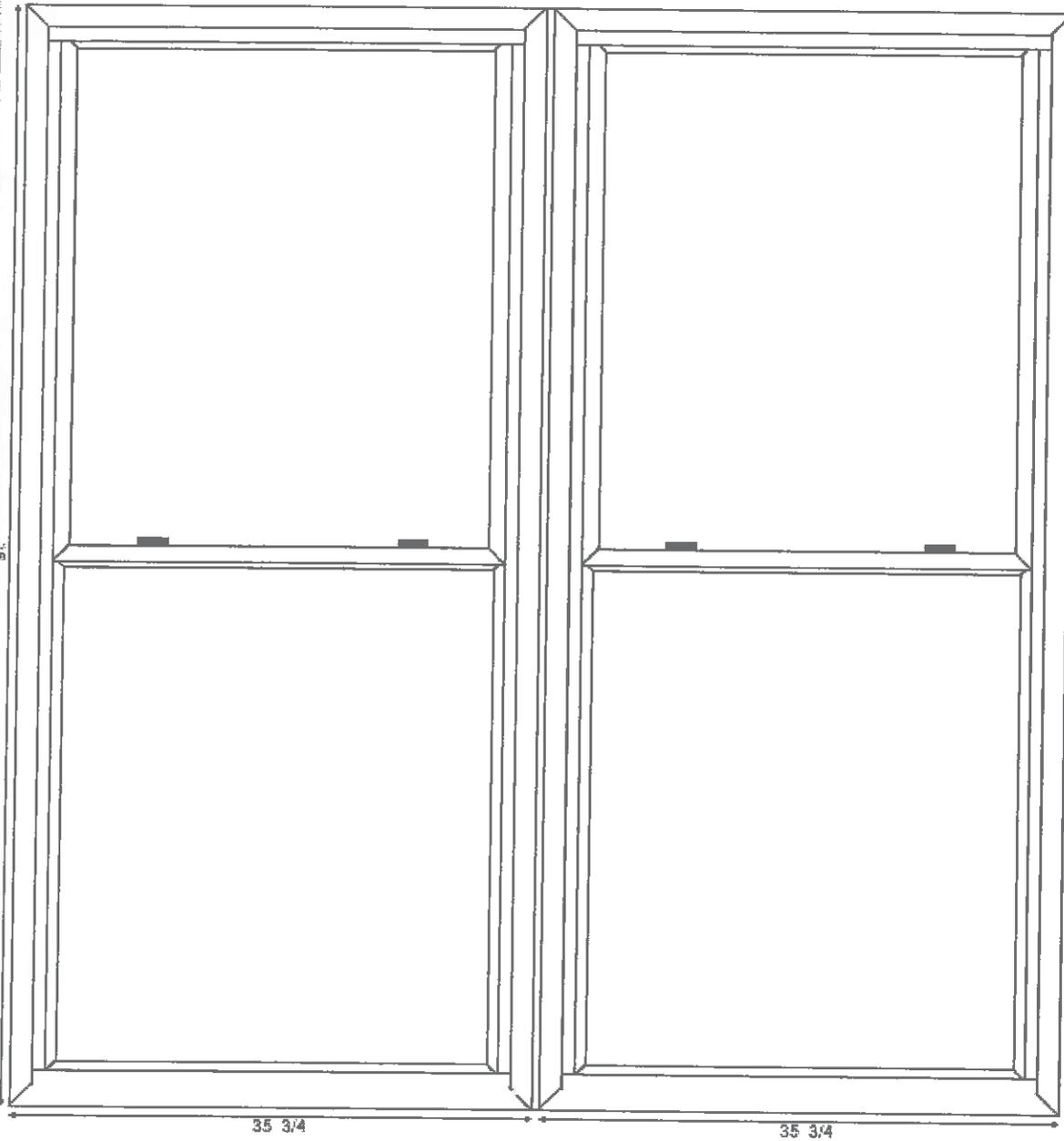


90 W X 90 H



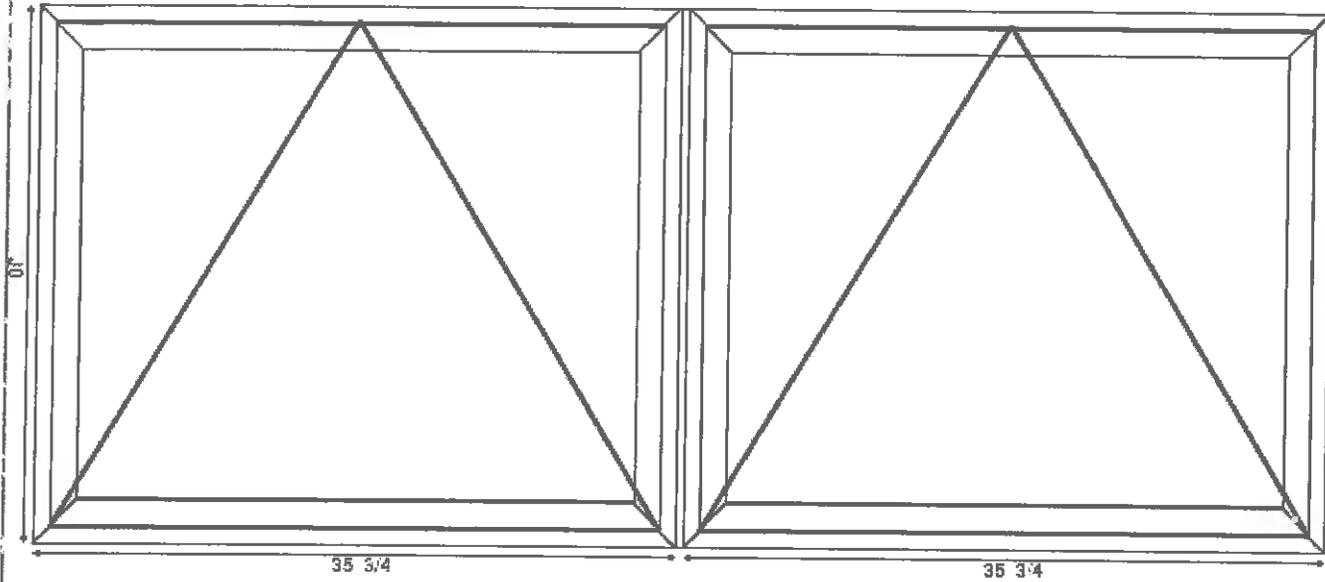
60 W X 101 H

221975-8

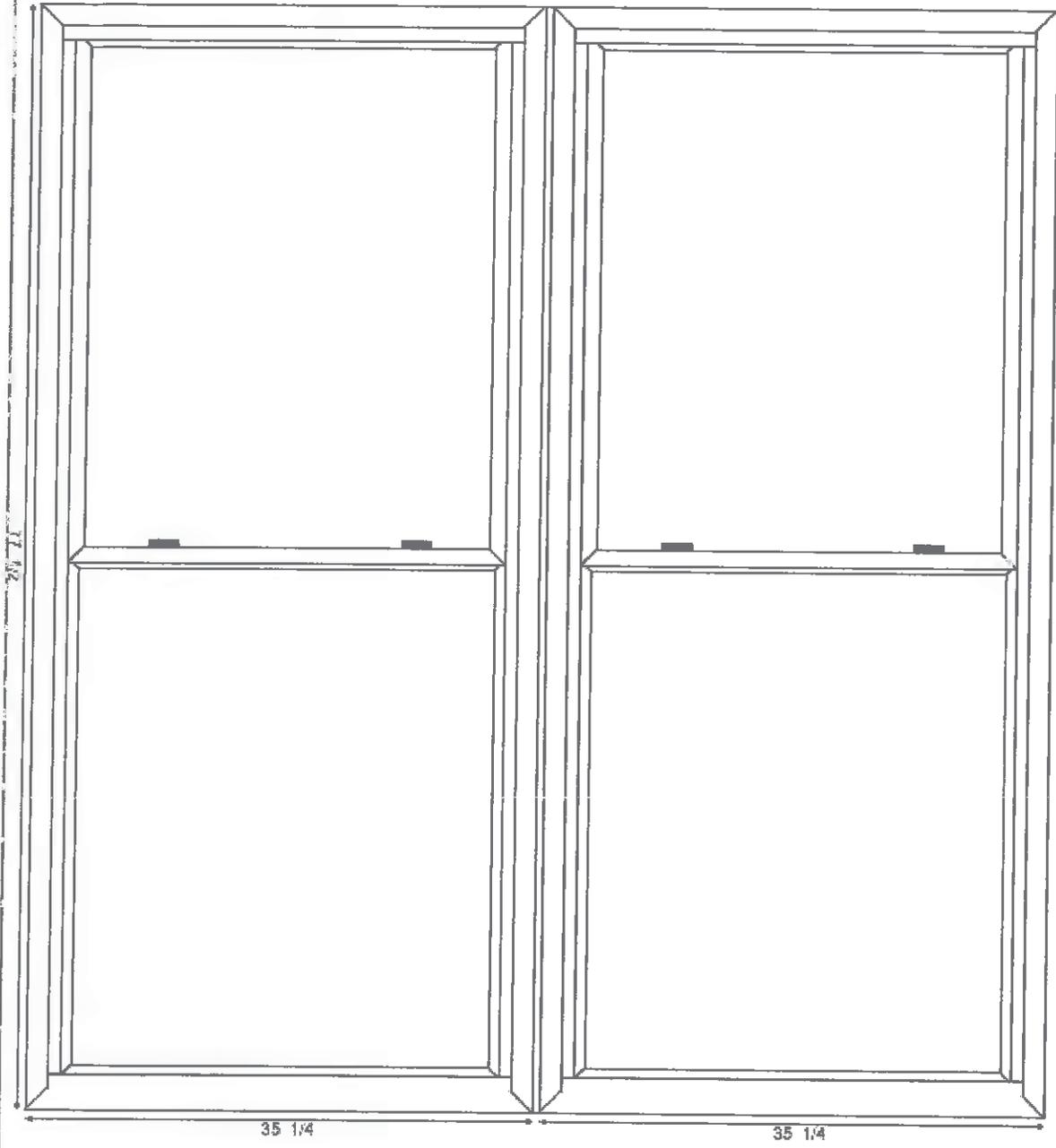


72 W X 76 H

221975-9

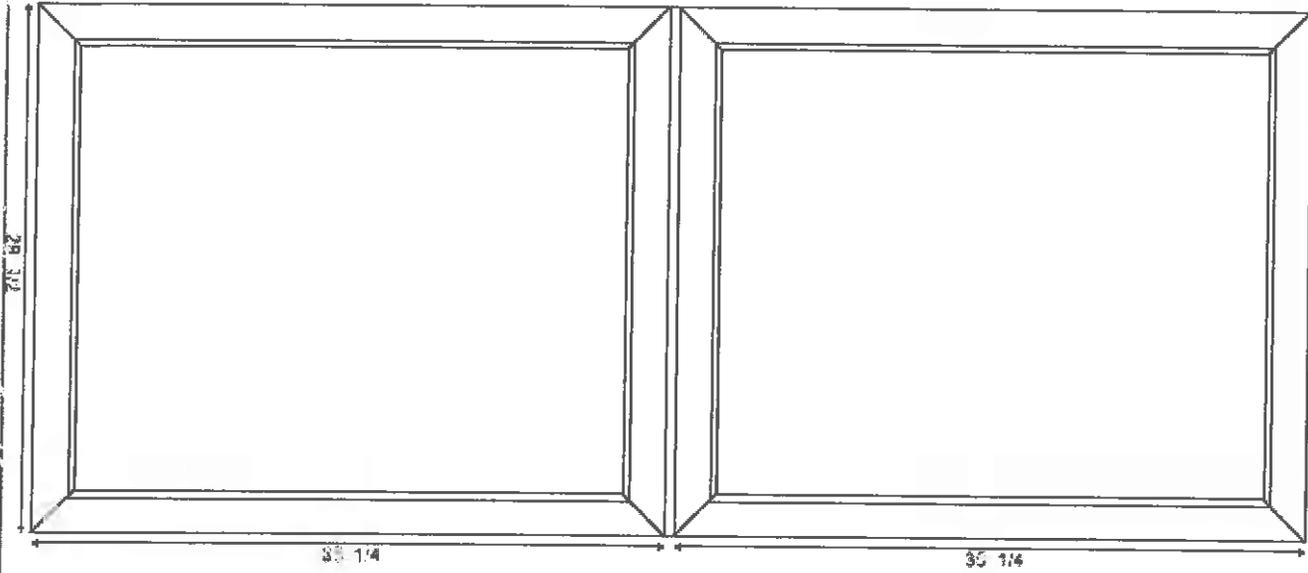


72 W X 30 H



71 W X 77 1/2 H

221975-13



71 W X 29 1/2 H

# Administrative Staff Report

## Demolish and Reconstruct Restroom Facility Design Review Request 1200 Crosby Avenue February 24, 2016



Department of Community Development  
1515 Strong's 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>City of Stevens Point, Parks and Recreation Department</li> </ul> <p><b>Staff:</b></p> <ul style="list-style-type: none"> <li>Michael Ostrowski, Director <a href="mailto:mostrowski@stevenspoint.com">mostrowski@stevenspoint.com</a></li> <li>Kyle Kearns, Associate Planner <a href="mailto:kkearns@stevenspoint.com">kkearns@stevenspoint.com</a></li> </ul> <p><b>Parcel Number(s):</b></p> <ul style="list-style-type: none"> <li>2408-32-2008-05</li> </ul> <p><b>Zone(s):</b></p> <ul style="list-style-type: none"> <li>"C" Conservancy District</li> </ul> <p><b>Council District:</b></p> <ul style="list-style-type: none"> <li>District 4 – Oberstadt</li> </ul> <p><b>Lot Information:</b></p> <ul style="list-style-type: none"> <li>Unknown – Exempt Parkland</li> </ul> <p><b>Structure Information:</b></p> <ul style="list-style-type: none"> <li>Year Built: Unknown</li> <li>Number of Stories: 1</li> </ul> <p><b>Current Use:</b></p> <ul style="list-style-type: none"> <li>Parkland: Bathrooms, Playground, Band Shell, Green Circle Trail</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>Request from the City Parks and Recreation Department for design review approval to demolish and reconstruct restrooms in Pffifner Pioneer Park located at <b>1200 Crosby Avenue (Parcel ID 2408-32-2008-05)</b>.</p> <p><b>Attachment(s)</b></p> <ol style="list-style-type: none"> <li>Property Data</li> <li>Application</li> <li>Renderings</li> </ol> <p><b>City Official Design Review / Historic District</b></p> <ol style="list-style-type: none"> <li>Mathias Mitchell Public Square District</li> </ol> <p><b>Staff Recommendation</b></p> <p>Based on the findings below, staff would recommend approval of the design review request for demolishing restroom facilities and constructing restroom facilities at 1200 Crosby Avenue with the following conditions:</p> <ol style="list-style-type: none"> <li>Landscaping details shall be provided to be reviewed and approval by the chairperson and designated agent.</li> <li>Building codes and zoning ordinance requirements shall be met</li> <li>All applicable building permits shall be obtained.</li> </ol>
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## Vicinity Map



## Scope of Work

The City's Parks and Recreation Department is proposing to demolish and reconstruct the Pfiffner Pioneer Park restroom facilities located at 1200 Crosby Avenue. The facilities have been utilized heavily for several years and are in need of repair. Additionally, they are under equipped to handle the increasing park users and scheduled events in the park. The existing construction is simple with masonry walls and shingled roofing. Men's and woman's facilities are in separate buildings, however a canopy structure connects the buildings and offers some shelter to park users. Approval from the commission must occur before demolition or construction begins, because the park is located within the Design Review District. Details for the proposed bathroom facility are outlined below. Note the 2010-15 Comprehensive Outdoor Recreational Plan identifies the replacement of the restroom facilities within Pfiffner Pioneer Park.



**New Construction Restroom Facility Details**

1. Features: Men's and Woman's Restroom Facilities; Drinking Fountains; Janitor's Closet; Storage Closet; and Covered Seating Area
2. Woman Facility: 7 Stalls + 1 Handicap Stall; 4 Sinks; Changing Station
3. Men Facility: Four Urinals + 3 Stalls + 1 Handicap Stall; Four Sinks; Changing Station
4. Dimensions: Total = 30 feet X 50 feet (1500 square feet)
5. Covered Seating Area = 15 feet X 30 feet (450 square feet)
6. Construction Materials: Aluminum Storefront and Fascia, Aluminum Framing, Shingles, Exposed Wooden Rafters, Exposed Wooden Beam, Corrugated Aluminum Panels, Frosted Glass Windows, Masonry Block

*CHAPTER 22: HISTORIC PRESERVATION**Division 5.02 Regulation of Construction, Reconstruction, Alteration, and Demolition*

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

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

**Guidelines of Review** (numbers refer to guidelines standards)

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

**DEMOLITION (Sec. 6.1.2)**

1. Whether the building or structure is of such architectural or historic significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the city or state.

**Analysis:** The applicant is requesting demolition to construct a new facility that will better serve the needs of park users. Little architectural details and designs exist on the existing facility. While its age is unknown, given the construction materials, it's estimated to have been constructed within the last half century. No known architect, or other historic significance has been found regarding the building or uses.

**Findings:** Given the findings above, the demolition should not be detrimental to the public interest or contrary to the general welfare of the people. In fact, the new construction proposed should significantly add to the general welfare of the area and improve the area aesthetics and parkland.

2. Whether the building or structure, although not itself a historic structure, contributes to the distinctive architectural or historic character of the historic district as a whole, and therefore, should be preserved for the benefit of the city or the state.

**Analysis:** The building does not match any surrounding buildings, as the nearby park band shell has a different design and construction materials, and the Pfiffner Building Lodge is primarily constructed of brick. Furthermore, the simple construction and small size of the building makes them blend into the parkland.

**Findings:** Upon review, staff has determined little to no historic architecture or character exists on the building and therefore does not contribute to the historic district as a whole. Its removal should not be detrimental to the City.

4. Whether the building or structure is of such old, unusual or uncommon design, texture, and/or material, that it could be reproduced only with great difficulty or and/or expense.

**Analysis:** The building is constructed of simple materials including wood, shingles, and textured/colored stone. Furthermore, it is of a simple single-story hexagon design with a covered wooden structure to connect each hexagon.

**Findings:** The construction materials are not unique, and the design of the structure is something that could be easily be replicated.

6. Whether the building or structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it, provided that any hardship-or difficulty claimed by the owner which is the result of any failure to maintain the property is good repair cannot qualify as a basis for the issuance of an approval to demolish.

**Analysis:** The applicant has indicated the structure is in need of repairs. Furthermore, as the restroom facilities are not adequately meeting the need of the park, new facilities have been proposed, using existing utilities, rather than repairing the deteriorated structure and/or constructing a new facility elsewhere.

**Findings:** While the facility may be economically feasible to restore and maintain, it is very dated and does not serve park user adequately. The property has been maintained overtime, however given the repairs required and obsolescence a new facility is requested.

11. When a demolition is proposed, the applicant should submit a landscaping plan illustrating proposed landscaping and other site development to be completed within six (6) months after demolition.

**Analysis:** The applicant has submitted plans to construct another, larger restroom facility. Landscaping planters are identified on the rendering to assist in collecting stormwater run-off from the building.

**Findings:** The proposed building is larger, more aesthetically pleasing, and offer more features than the existing structure. Landscaping details have not been provided. Staff would recommend further landscaping details be provided for review and approval by the chairperson and designated agent prior to the building demolition and construction.



#### **NEW CONSTRUCTION – Design, Proportion and Architectural Element Guidelines (Sec. 5.1.3)**

1. The design of a new building should not attempt to create a false historic appearance, but rather complement buildings in the existing district. New construction should have its own character and style.

**Analysis:** The proposed restroom facility has several defining characteristics and construction materials and should create a uniqueness to the building. Metal, wood, glass, and stone are all exterior materials proposed for

the restroom. Furthermore, the roof is slanted on the structure and incorporate shingles, metal and exposed wood.

**Findings:** The proposed designs offer a much more appealing and aesthetic facility than the previous facility. Furthermore, the roof lines match similar lines found on the nearby band shell.

2. Use materials that are common to the district such as brick, stone, terra cotta, wood, and metal. Modern materials are appropriate on a new building, however, masonry should be the predominant material on the façade as most of downtown's historic structures are brick or stone. Whenever modern materials are used, they should be similar in their physical qualities to historic materials found in the district.

**Analysis:** Several materials are proposed on the structure as indicated above. Block masonry is proposed as the most dominant exterior façade material, rising to 8 feet on the building before another façade material begins. Corrugated metal paneling and aluminum fascia with different texture and colors are proposed above the brick. Furthermore, aluminum framing will surround the proposed frosted glass. Finally, shingles and exposed treated wood will be incorporated into the roof.

**Findings:** Given the location of the structure within an open area park, with little neighboring buildings, staff feel the materials are appropriate within the district at this location. The building will add aesthetics to the park, and create a much more appealing environment for its users. Lastly, its design and materials, such as the aluminum and metal will match the design and materials on the neighboring band shell (see photos below).

3. The fenestration of a new building should reflect that of existing historic structures within the district in proportion, shape, location, pattern and size. The ratio of solids to voids on a building façade should reflect the building within the same block.

**Analysis:** The restroom facility incorporates both enclosed areas and open or covered areas. The covered areas are opposite the enclosed restroom facilities to create a separation of uses and to limit interruption of the covered area. The entire facility is a single story, however with the roof lines will seem almost a story and a half.

**Findings:** Again, the building closely resembles the nearby band shell by having both enclosed and covered areas. Furthermore, it acts as a transitional building between the large band shell and single family homes nearby.

5. Aluminum and vinyl siding are not recommended on new construction within the Downtown Historic/Design Review District.

**Analysis:** Aluminum corrugated paneling, aluminum window trim and aluminum fascia are propose don the building.

**Findings:** The proposed aluminum and metal features on the building are not primary materials. They are utilized to accentuate architectural elements and tie together the neighboring band shell building.

After review, staff would recommend approving the request to demolish and reconstruct restroom facilities within Pfiffner Pioneer Park with the conditions outlined on page one of the staff report. Staff have identified that due to the simple construction of the existing restrooms, no significant or historic features will be lost with the building's demolition. Furthermore, the proposed facility incorporates several architectural features, elements and materials which match nearby buildings. Note that further details regarding the restroom facilities may be provide before or at the meeting.

Photos



Southeast Facade – Facing Crosby Avenue



West Facade – Facing River



North Facade



Men's Entrance



Band Shell



Restroom Facility Rendering



# HISTORIC PRESERVATION/ DESIGN REVIEW COMMISSION

## 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	City of Stevens Point	Contact Name	Tom Schrader
Address	1515 Strongs Ave.	Address	2442 Sims Ave.
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	Stevens Point, WI 54481
Telephone	715-346-1531	Telephone	715-346-1531
Fax		Fax	
Email	tschrader@stevenspoint.com	Email	tschrader@stevenspoint.com

### 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		Owner's Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email		Email	

### PROJECT SUMMARY

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

Current Zoning District(s)		Current Historic District(s) - Local, State, National	
Designated Future Land Use Category	Current Use of Property	Proposed Use of Property	
Briefly describe the proposed building, structure construction, reconstruction or exterior alteration. Please also provide rationale for the design review request, along with the time schedule (if any) for the project. (Use additional pages if necessary)			
Construct a combination restroom /shelter located in Pfiffner Pioneer Park. Will start construction fall of 2016 and finish by spring of 2017.			
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.			
This building will be replacing an existing building, that doesn't meet today's standards or park users needs.			
Does the proposed work match and harmonize with the external appearance of adjacent neighboring improvements. Explain your answer.			
Because all the building located in the park have a different architectural style, we tried to make the building it's own look. We tried to bring in some of the Bandshell roof lines.			
Does the proposed work conform to the objectives of the historic preservation plan for said district (if any)? Explain your answer.			
The building fits well into a park setting.			
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, the design fits well into the park setting. And the look doesn't look like a restroom facility.			

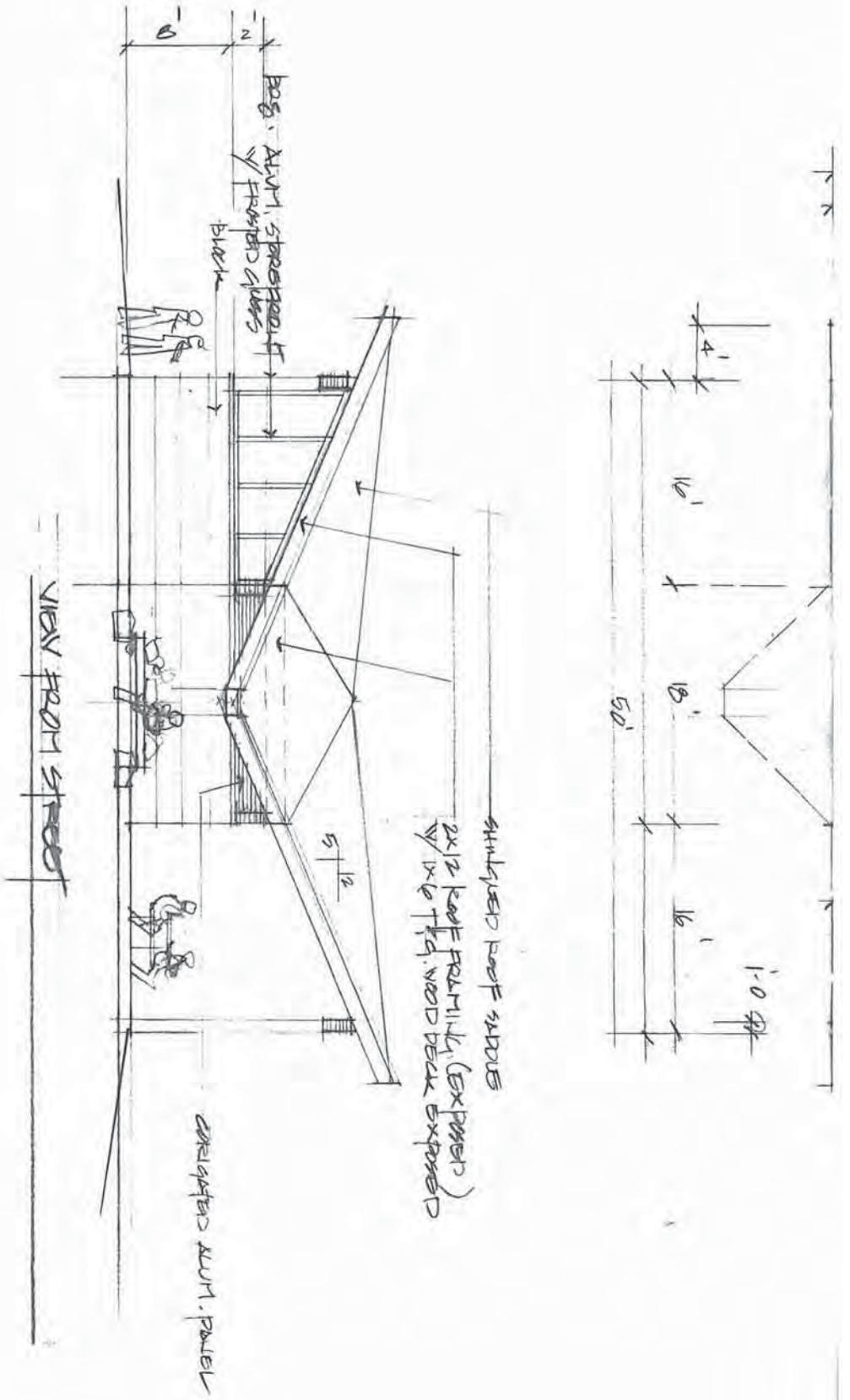
**EXHIBITS**

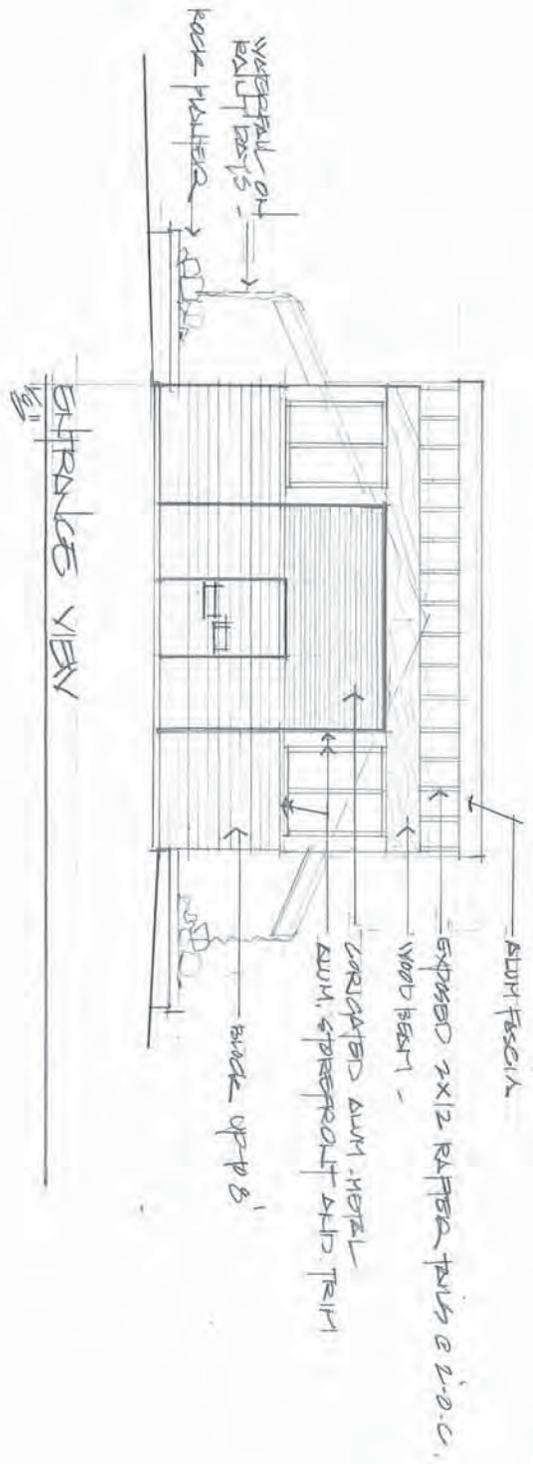
Letter to District Alderperson ( <a href="http://www.stevenspoint.com/Directory">www.stevenspoint.com/Directory</a> )	<input type="checkbox"/>	Additional Exhibits If Any (List):
Photographs of Building or Structure	<input type="checkbox"/>	
Renderings or Elevations	<input type="checkbox"/>	
Site Plan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





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