

AGENDA
HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday, June 6, 2012 – 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)

1. A physical inspection of the sites described below by the Commission will take place at **4:30 PM**:
 - The first site to be inspected will be 832 Main Street;
 - Immediately following the first site to be inspected, the second site to be inspected will be 1040 Main Street;
 - Immediately following the second site to be inspected, the third site to be inspected will be 1059 Main Street.

Following the site inspections referenced above, the Commission will convene its formal meeting at **5:20 PM** in the City Conference Room, 1515 Strongs Avenue for discussion and possible action on the following:

2. Approval of the report from the April 4, 2012 HPDRC meeting.
3. Request from Debbie Roman-Schrank for an amendment to façade improvement grant funds in the amount of \$1,912.50 additional dollars for the painting of window trim, wood paneling, and cornice at **832 Main Street (Parcel ID 2408-32-2016-19)**.
4. Request from Wilfred Fang for façade improvement grant funds in the amount of \$5,474.25 and design review for exterior building work, including the replacement of second story windows, masonry work, paint, and signage at **1040 Main Street (Parcel ID 2408-32-2029-23)**.
5. Request from Jerome Kawski for façade improvement grant funds in the amount of \$10,960.52 and design review for exterior building work, including the replacement of windows, storefront awning, and significant masonry work at **1059 Main Street (Parcel ID 2408-32-2026-10)**.
6. Adjourn.

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.

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday, April 4, 2012 – 4:30 PM

Portage County Annex Room 1 – 1462 Strongs Avenue, Stevens Point, WI 54481

PRESENT: Chairperson Beveridge, Alderperson Stroik, Commissioner Siebert, Commissioner Myers, and Commissioner Kruthoff.

ALSO PRESENT: Community Development Director Michael Ostrowski, Economic Development Specialist Kyle Kearns, Deb Roman-Schrank, Jay Schrank, Craig Buttke, BJ Welling, Cathy Dugan, and Brandi Makuski.

INDEX:

Discussion and possible action on the following:

1. Approval of the report from the February 6, 2012 HPDRC meeting.
 2. Request from Craig Buttke of Northwind Renewable Energy for an exterior building review for the installation of solar panels and related equipment at 1220 Briggs Court (Parcel ID 2408-32-2001-37).
 3. Presentation on the City of Stevens Point's Façade Improvement Grant Program.
 4. Request from Debbie Roman-Schrank for façade improvement grant funds in the amount of \$12,600.00 and design review for exterior building work, including the replacement of windows and doors, and masonry work at 832 Main Street (Parcel ID 2408-32-2016-18).
 5. Request from Robert Welling for façade improvement grant funds in the amount of \$30,000.00 and design review for exterior building work, including the replacement of windows and doors, and masonry work at 1201-1225 Main Street (Parcel ID 2408-32-2027-06).
 6. Other business/updates.
 7. Adjourn.
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1. Approval of the report from the February 6, 2012 HPDRC meetings.

Motion by Commissioner Myers to approve the report from the February 6, 2012 HP/DRC meeting; seconded by Chairperson Beveridge. Motion carried 5-0.

2. Request from Craig Buttke of Northwind Renewable Energy for an exterior building review for the installation of solar panels and related equipment at 1220 Briggs Court (Parcel ID 2408-32-2001-37).

Craig Buttke of Northwind Renewable Energy stated that they are looking for approval of a solar electric system and a solar thermal system. The solar panels would be at the southwest corner of the building, and the thermal system would be in the center courtyard. There has not been a final determination of the final façade of the building, so that would be done at a later time. The drawing provided in the packet is a representation of how the solar electric and hot water system will look.

Chairperson Beveridge asked what would be the angle of the solar panels. Mr. Buttke answered about 20 degrees with a four foot overhang.

Commissioner Kruthoff was very excited and supportive of the plan.

Alderson Stroik asked what would be the height. Mr. Buttke answered on the back end it would be about eight feet above the roof and the solar thermal collectors are tilted at 60 degrees to help heat the green house and the aquaponics. He said they are planning to raise perch and tilapia in fish tanks, and they would use the waste to help grow plants.

Motion by Chairperson Beveridge to approve the request for an exterior building review for the installation of solar panels and related equipment at 1220 Briggs Court; second by Commissioner Siebert. Motion carried 5-0.

3. Presentation on the City of Stevens Point's Façade Improvement Grant Program.

Director Ostrowski stated approximately two years ago the City approved a Commercial Rehabilitation Loan Program to assist with the revitalization of properties within the downtown area, as well as properties on Church Street and Division Street. Things such as exterior renovations, minor interior work, roof replacement, etc. were all eligible activities under the program. The program was a loan program and required repayment of the borrowed funds, with a two percent interest rate. The program funded 50 percent of the total cost, with a maximum amount of \$50,000. In its existence, no loan had ever been made out of the program. As of February 20th, that fund has been rolled into the new Façade Improvement Grant Program with \$300,000 available grant dollars. The change was made due to the lack of use and the creation of the very similar Central Wisconsin Economic Development loan program. The intent of the Façade Improvement Grant Program is to encourage revitalization in the downtown through a matching grant rather than a loan with interest.

The program allows owners and/or tenants of existing buildings within the Downtown Design Review District to apply for 50 percent matching funds of total costs for eligible improvements. Owners and/or tenants of historically significant buildings outside of the Downtown Design Review District are still encouraged to apply as the HP/DRC can approve projects outside of the District. All projects must be submitted to the HP/DRC for review and approval. There is a set of ranking criteria that will be used when evaluating proposals. If a project is going to exceed \$30,000 of City matching funds, it will require Common Council approval. Eligible properties would be owners and/or tenants of existing buildings within the Downtown Design Review District, and properties with historical significance within the City such as the few that are located by Skipps Bowl. Eligible activities would include any storefront improvements such as doors, windows, wall treatments, tuck pointing, and signage, but since signage changes with the business, you want to approve something that would go with the building, not individual business signs.

The award reimbursement goes through the Historic Preservation Commission and once that is done funds are reimbursed after the project is completed. In the packet is an example of the application. Applications require a detailed list of project revenues and expenses, two bids for proposed work, drawings detailing the work and the site to be completed, a sample of the materials, proof of insurance, and applicants must be current on real estate and personal property taxes with no outstanding amounts owed to the city. There is \$300,000 available grant dollars. Once those funds are exhausted the program may expire. Every project does not have to receive grant funding; it is up to the commission to choose the most prevalent projects that would be appropriate for the city.

Commissioner Siebert asked if it was a matching grant. Director Ostrowski stated yes.

Director Ostrowski stated that within the program on page 5 there is a ranking order of applicants. 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.
2. Buildings where an immediate renovation will stop serious deterioration of the building's façade.
3. Projects that improve the architectural integrity of the building and restore the historic architecture.
4. Buildings where historic or architecturally significant features contributing to the building's character are in danger of being lost due to disrepair.
5. Vacant properties where façade improvements would help to improve the overall appearance.
6. Projects that demonstrate collaboration and will help to improve the overall appearance.
7. Projects that will result in significant new investment and creation of jobs.
8. Projects that incorporate mixed uses or multiple tenants.

Chairperson Beveridge clarified that the total is \$300,000, and this is a grant so the dollars will not revolve. Director Ostrowski stated that was correct. Once it is gone, it is gone, and it is up to the Council if they want to fund it any further.

Director Ostrowski continued by stating that the more we are able to show, with before and after photos of funded projects, the greater the possibility that the program may be funded further in the future. He also stated that within each staff report there is an outline of the ranking criteria, the standards that need to be met, and the conditions that must be met prior to approval.

4. Request from Debbie Roman-Schrank for façade improvement grant funds in the amount of \$12,600.00 and design review for exterior building work, including the replacement of windows, doors, and masonry work at 832 Main Street (Parcel ID 2408-32-2016-18).

Debbie Roman-Schrank stated that since the Public Square has been redone, Graffiti's building looks nice, and Schertz-Farhner had redone buildings on the other corner, their building is in terrible need of repair. Furthermore, she said the building was moved to its current location in 1985 and the brick work is in need of repair and updating. It is very visible in to the square and is in need of some attention. They are looking at doing tuck pointing, installation of new commercial windows, wood trim, and door replacement for the first level and the basement.

Commissioner Myers asked if they are leaving the doors on the front the same. Mrs. Roman-Schrank answered no; they would look like the doors at Graffiti's.

Jay Schrank stated that he would like the building to equal the look of Pamela's and Nail Masters and that the wood would be gone and replaced with metal strips of trim that would be the same as the frame of the window with a similar green paint scheme. Mr. Schrank said he is not really sure if he is going to do all the trim work up on the top level, but he had just met with the painter today and is waiting on an estimate.

Chairperson Beveridge clarified that there is some decorative work at the top of the building and wanted to make sure that the brick was not going to be painted. Mr. Schrank stated he does have

the arches, but does not want to paint the brick. Painting around the windows, around the frames, as well as some nail beams is proposed, which might be a dark green or light green.

Commissioner Siebert asked if the metal trim will be in the same shape as the current wooden trim. Mr. Schrank stated it will be flat. Furthermore stating that an I-beam across the top with another piece of wood with a little trim exists, and that trim would be for the window.

Economic Development Specialist Kyle Kearns showed the examples of the trim that they had wanted to use.

Chairperson Beveridge asked if there was any information about the current windows in the building, such as the age. Mr. Schrank answered that he does not know if they were replaced when the building was moved, he also stated that they are a very entry level low-E windows.

Economic Development Specialist Kyle Kearns showed the commission an example of the type of window that they are looking at installing.

Chairperson Beveridge asked if the building was purchased from Tom Brown. Mr. Schrank stated yes.

Economic Development Specialist Kyle Kearns clarified that the windows would be tinted, similar to Graffiti's. Mr. Schrank stated yes.

Commissioner Myers asked if the windows would have the same painting as the old windows. Mr. Schrank stated that he is not sure if he is going to do the same tan color, but is also looking at the green scheme of the other buildings. Commissioner Myers asked if the signs in the windows would need to be redone. Mr. Schrank stated yes, they would have to re-letter the windows.

Commissioner Siebert stated that his concern is that there needs to be some detail to the window trim instead of the flat metal.

Commissioner Myers stated that the green that is going to be put on the windows will look so much different. Mr. Schrank answered that there is still going to be a separation of the windows and all the remaining wood would be painted green.

Commissioner Siebert stated he is in favor with the color, but would like to see detail in the trim around the windows because it enhances the look of the building. He stated this is the old Town Clown that used to house a barber shop.

Chairperson Beveridge asked if the doors are going to be similar. Mr. Schrank said they would be similar to the other buildings in the area, which was clarified as metal doors with full opening. Chairperson Beveridge then clarified that the existing doors are the same only wood, to which Director Ostrowski stated the existing wood doors have a veneer that is peeling off.

Director Ostrowski verified that all the doors would be replaced. Mr. Schrank stated there are four doors, but was looking to get rid of the southwest door completely, which is displayed in the bottom left picture of the staff report. Mr. Schrank stated that they never use that door. Chairperson Beveridge asked if they would close that opening. Mr. Schrank stated that it would not be recessed anymore and would be brought out to the same as the other area. Chairperson Beveridge stated

we don't do that, and that it cannot be pulled out. Mr. Schrank stated that if it cannot be pulled out then they would keep the door at that location.

Chairperson Beveridge stated it is controversial but it does give a nice look to the front scape of the building, it was the way they were and the way we would want to keep them. Chairperson Beveridge furthermore stated that the whole building has some nice entrances to it and then questioned what would be done with the door since they are unable to pull out the area. Ms. Roman-Schrank stated they would use the same type of door as the others in that location.

Commissioner Siebert asked if they would leave the transom. Ms. Roman-Schrank stated yes they would be leaving the transom.

Chairperson Beveridge stated that they wouldn't want to lose the transoms, to which Commissioner Siebert asked if they would be replacing the transom, and Ms. Roman-Schrank stated they would be replacing the glass windows.

Chairperson Beveridge stated that he would like to see some type of detail along the windows instead of just a flat metal strip. Commissioner Siebert added that it just goes with the character of the building. Commissioner Kruthoff added that it will also balance out the building because of all the work at the top, the flatness would look out of place.

Director Ostrowski stated that Graffiti's has the rosettes at the top of the windows with the beam.

As far as conditions staff recommends:

- The mural located on the east façade will remain and that the applicant/owner pursues services to touch-up the mural after brick work is complete.
- Second story window trim shall be painted to match that of the proposed first story bronze window trim to be installed.
- Cornice shall be painted to match that of the proposed first story bronze window trim to be installed.
- The Mitchell Square Building nameplate shall be restored with similar lettering on the new glass window.
- Tuckpointing shall match to the greatest extent possible the original mortar color and spacing on the building.
- Applicant must receive another bid for the masonry work and the lowest qualified bid shall be used for the awarding of funds.
- All work shall be completed within one year.
- Project must adhere to Façade Improvement Grant Program Guidelines.
- No funds shall be disbursed until project is fully completed.
- The maximum City participation shall not exceed \$12,600.00 and no individual cost shall exceed the following:

Improvements	Cost	Proposed Matching Grant Assistance
Masonry	\$10,000.00	\$5,000.00
Window & Door	\$15,200.00	\$7,600.00
Paint	No bid submitted	N/A
TOTAL	\$25,200.00	\$12,600.00

Mr. Schrank stated that in regards to the existing mural, there are two options. Once the tuck pointing is done the mural is going to look pretty messy and will have to be touched up. Although that rooster type mural does not really go with the Downtown as it looks now, there used to be other murals just like it on the Blue Cross Blue Shield building, as well as the building where Square Scoops is now. Commissioner Siebert added also on Graffiti's. Mr. Schrank is thinking that with the other nice murals that are downtown, that that area could be replaced with a more fitting mural of maybe a barber shop scene similar to what took place in the building, if that is an option, still keeping the historic look and feel. Chairperson Beveridge clarified a whole new mural, to which Mr. Schrank stated yes. He stated that they just met with the painter today and do not know how much the touch up is going to be or even how much a new mural is going to be.

Commissioner Siebert stated that the mural was a Polish wedding done by Mrs. Bartosh back in the late 1960's, early 1970's and there was a whole series of them, but this is the last one, and on a personal point of view he would like to keep it, because of what it had represented. On one of the other murals there were a couple of dancers in costume at a Polish wedding. The current artist of the other murals is named Kelly, and Tom Schrader from Parks and Recreation would have her number.

Chairperson Beveridge stated that the things that they are stumbling over is the trim around the windows and the southwest door, and as soon as you step away from wood into other materials such as metal, it is difficult to do what we want to have done.

Commissioner Myers asked if we had approved Graffiti's windows with the metal. Chairperson Beveridge answered we approved one thing, but something different showed up.

Mr. Schrank stated there would be wood around the windows, furthermore stating that the lighter color wood on the pictures would stay as the very top lip of the metal frame. The rest would be painted green.

Chairperson Beveridge stated he could approve most of it, but would need to see more photos and information from the contractor.

Mr. Shrank mentioned it might be easier if anyone from the commission would want to stop down and see the width and the proportions, the pictures help, but unless you are looking at it right there it doesn't put things into perspective.

Chairperson Beveridge stated that there is a nice piece of trim there that leaves a triple step back to it, furthermore leaving a nice shadow line that does dress up the building and encouraged keeping or reproducing that.

Director Ostrowski asked if they would be going with a green color. Mr. Schrank stated yes that the green goes well with a tone adjustment and a possible shade lighter with the beams that would go across the top of the windows, showing a contrast. Chairperson Beveridge stated he is concerned that it will look like the whole downtown is painted the same color at the same time.

Mr. Schrank asked for clarification that if whatever color is agreed upon, the conditions then read that the window trim for the upstairs has to match. Director Ostrowski stated that the commission would like to see the trim for all windows be the same color, the bronze color, if that is the color of trim that is chosen.

Director Ostrowski stated that a second bid would be needed for the masonry work. Mr. Schrank stated that there was an individual that had come down and gave a verbal bid of \$3,000. Director Ostrowski stated that with tuckpointing it is tricky and they would rather pay more for the tuckpointing to have it done right. Ms. Roman-Schrank stated this person stated that he was going to caulk, power wash, and do the whole place. Commissioner Siebert stated you have to be very careful about the power washing of brick, don't do it. He referred to the brick like a loaf of bread with the outside being hard and the inside being soft. Power washing it will take off the hard outer layer, and that will cause the rest to crumble. Ms. Roman-Schrank stated that there are some areas around the windows that have some mold, and those will have to be chemically treated. Commissioner Siebert stated there are ways to remove those areas, but power washing is not one of them. Mr. Schrank stated that Tim Schertz used some sort of soy based product and the power washer without the pin type nozzle on there. Commissioner Siebert stated the building would not last 10 years if it was power washed, the building would just collapse.

Aldersperson Stroik asked if the painting was included or would they come back later. Director Ostrowski stated the painting could be approved, there just wouldn't be any funding for it because it is not included in the submittal.

Commissioner Myers asked why staff had recommended the mural to stay. Director Ostrowski stated it has historical significance, if tuckpointing is going to damage it and it is unable to be replaced, he would rather see no mural than putting up another mural or painting over the brick. Commissioner Siebert stated that you really have to make an effort to keep the existing mural. Commissioner Myers stated he is surprised that it is historic; he feels it looks very contemporary, compared to the other murals in town. Commissioner Siebert stated it is a very Polish tradition.

Cathy Dugan stated that she had went online recently and that even Wikipedia has online that Stevens Point is the largest concentration of Polish people in the nation and that whole history is important.

Commissioner Kruthoff stated people come to town to see the murals.

Motion by Commissioner Myers to approve the request with the following conditions:

- **The mural located on the east façade will remain and that the applicant/owner pursues services to touch-up the mural after brick work is complete.**
- **Second story window trim shall be painted to match that of the proposed first story bronze window trim to be installed.**

- Cornice shall be painted to match that of the proposed first story bronze window trim to be installed.
- The Mitchell Square Building nameplate shall be restored with similar lettering on the new glass window.
- Tuckpointing shall match to the greatest extent possible the original mortar color and spacing on the building.
- Applicant must receive another bid for the masonry work and the lowest qualified bid shall be used for the awarding of funds.
- All work shall be completed within one year.
- Project must adhere to Façade Improvement Grant Program Guidelines.
- No funds shall be disbursed until project is fully completed.
- The maximum City participation shall not exceed \$12,600.00 and no individual cost shall exceed the following:

Improvements	Cost	Proposed Matching Grant Assistance
Masonry	\$10,000.00	\$5,000.00
Window & Door	\$15,200.00	\$7,600.00
Paint	No bid submitted	N/A
TOTAL	\$25,200.00	\$12,600.00

- That the Chairperson of HP/DRC and the designated agent work with the applicants to determine the appropriate actions to take for the ledge.
- That the Chairperson of HP/DRC and the designated agent work with the applicants to determine the appropriate paint color.
- That the Chairperson of HP/DRC and the designated agent are allowed to approve minor modifications to the project.

seconded by Commissioner Kruthoff.

Commissioner Kruthoff stated that one of the things was about having a second quote, since Mr. Schrank had called other masons and was unable to get a second quote how should they proceed. Director Ostrowski stated that if you are fine with this mason we can go with it. Commissioner Kruthoff stated that she wouldn't want that to hold up this project because they are unable to get a second quote. Director Ostrowski stated you want to have someone who has the skill to do the tuckpointing. Ms. Roman-Schrank stated that he does have the skill, and has been around a long time, as well as having done the building next door. Director Ostrowski asked B. J. Welling who is doing his work, to which he answered Dulak as well. Chairperson Beveridge stated that he had done tuckpointing on his house as well. Ms. Roman-Schrank stated that a lot of masons just want to work on the new construction and all they want to do is the new stuff.

Chairperson Beveridge asked what the masonry finish was, to which Mr. Schrank answered flat and no rounded. Chairperson Beveridge stated that if you see flat in a bunch of places, than it typically was in all places and he does not think that this building would have been built in sections.

Chairperson Beveridge stated that we have a motion that includes all staff recommendations. Director Ostrowski added that the motion should also include that no power washing of the masonry and that the existing door set back should remain. Commissioner Myers and Commissioner Kruthoff agreed to the additional conditions. Motion carried 5-0.

Request from Robert Welling for façade improvement grant funds in the amount of \$30,000.00 and design review for exterior building work, including the replacement of windows and doors, and masonry work at 1201-1225 Main Street (Parcel ID 2408-32-2027-06).

Director Ostrowski stated that this façade grant request is for the full \$30,000. He stated that Mr. Welling is doing significant work to the entire building that is going to exceed the \$60,000 that would be required. The current cost estimate that has been submitted is \$87,700, which does not include the storefront windows that he does plan to do within the upcoming two years. He is putting in a considerable investment into this property, and this building is one of the most visible buildings in our downtown. Windows are boarded up and the mortar for the brick is falling apart.

Commissioner Siebert asked if this is all one building, to which B. J. Welling answered it is three buildings, but being sold as one. Commissioner Siebert asked if the one on Strongs Avenue across from Arbuckle's is one building, due to the different brick work, to which Mr. Welling answered yes it, appears so, but he was unsure of the timing of each building when built because the stairs to get to the building are in the other buildings.

Commissioner Myers asked if Mr. Welling had the same mason as the Schrank project. Mr. Welling answered yes, he has a verbal quote, although at this time he does not own the building and all of this is contingent on the purchase of the building.

Director Ostrowski stated that is one of the issues with getting the finite bid, with him not owning the building it becomes a little more difficult, we would require as one of the staff conditions that they do get the appropriate bids and we would award it appropriately. Commissioner Myers stated that with the tuckpointing, we should not require two bids. Mr. Welling stated that he was referred to Dulak, he is unable to vouch for his work, but it sounds like the commission seems to know his work.

Cathy Dugan stated that Don Dulak had done a lot of the work on the Schertz buildings and had done her chimney as well as the tuckpointing on the Sevenich place on Fourth Avenue.

Director Ostrowski clarified that Mr. Welling is purchasing the building; this is one of the contingencies of the purchase of the building. He is also planning on putting in apartments above the old Mission Billiards Hall that has passed at the Plan Commission and will be going in front of Council this month for approval.

Chairperson Beveridge questioned that when he was looking at this the other day, there was a question as to if there were windows on the south façade that are partially covered by the sidewalk, right at the bottom of the structure. Mr. Welling stated that there might be, and that he has been all over the building a number of times now, and when you go in the basement there are doorways to nowhere on the outside walls. Mr. Welling stated that there were full size doors that go to under

the sidewalk which are bricked up. Commissioner Siebert stated that in the past there had been deliveries down into the basement through the sidewalk. Chairperson Beveridge stated that some properties on Main Street had an elevator that would open up onto the sidewalk, and all the businesses downtown would have some basement space under the sidewalk area. Mr. Welling stated that on the south side of the Mission, he had not really inspected those sidewalk covered windows. Chairperson Beveridge stated it was just curiosity for the commission as to what all the archways and window heads were.

Mr. Welling stated that a large part of this project is replacing all the upstairs windows including the boarded up ones on the south side of the building. Economic Development Specialist Kyle Kearns stated there are about 20 boarded-up windows that would be replaced.

Director Ostrowski asked for clarification about not replacing two of the windows in the alley area, to which Mr. Welling stated on the backside of the building in the little alcove area there are a couple windows that seem awkward to replace. Chairperson Beveridge pointed out that there was a doorway there. Mr. Welling stated that there is a doorway that cannot be turned back into a doorway because there is not room for a balcony and there is an issue with all the electrical wires that run into the building at that location. Something may have to happen with the mast and all the wires at that location. There is a kitchen on the other side of the wiring that is intended to be turned back into an apartment and there are two bolts going through there as an anchor point for the mast. Mr. Welling also stated that he is envisioning not replacing the door upstairs next to the drain pipe and the door directly under that due to the interior layout of the building as it currently sits. Windows won't work at either location. Mr. Welling stated that there might be a furnace room behind the doors and he may not be able to replace the two bottom doors. He pointed out that the window opening that has the air conditioner facing south, the open window to the left of the down spout, would be replaced, and the one just to the right of all the wires would be also replaced, as well the two boarded up ones facing east on the first floor.

Commissioner Siebert asked what would be done with the ones that are not getting replaced, to which Mr. Welling stated he has not thought about that yet. Commissioner Siebert stated he does not know if the doors are original to the building, but there is a way to fake it and make it look like a door but it really is not. Chairperson Beveridge stated that if you put trim on it, and paint it appropriately it would blend in. Commissioner Siebert stated then it would not look like you have a bricked up wall.

Chairperson Beveridge stated that it would be helpful to paint the drain pipe.

Commissioner Siebert asked about the two white doors that are on the back side for the first floor and wanted to know where they lead to. Mr. Welling stated that the door to the right is a functioning door, but the other one has been turned into a window for a bathroom.

Chairperson Beveridge asked about the larger looking opening on the right and if that looked like it had been a door with a transom above it, to which Mr. Welling stated yes, but does not have any intentions in doing anything with that right now. There is a lower ceiling, and he expects that the transom is above the lower ceiling but does not currently have it in the budget to do anything with

that area other than just paint it. Commissioner Siebert stated that it can be faked to look like a transom.

Chairperson Beveridge asked about the store front window replacement for just on the corner, to which Mr. Welling answered that it is not included with this request. Director Ostrowski confirmed that it is not included in this project but may be a future project, this request is just for the second story windows, and the ones boarded up on the south side.

Commissioner Kruthoff asked about the shadow of the sign for the Mission Billiard Hall on the south facing façade, when was it put there. The shadow of the sign shows that it is a very old sign; and she questioned if we kept it there for purpose when there was a revision in the past, and wanted to know if there were plans for that sign. Several members stated that it appears to be a ghost of a sign, but that it would be nice if it could stay and not be removed in any way. Mr. Welling stated that tuckpointing will occur there but is unsure if there is even any paint on the mortar right now anyway. Chairperson Beveridge stated that it would be nice to have it stay and not to even touch it up. Commissioner Kruthoff stated she just did not want it painted over.

Aldersperson Stroik pointed out the tuckpointing to be split over two years and asked if that would cause an issue with the grant. Director Ostrowski stated that the commission could grant him an extension on the tuckpointing given the size and scale of the project. Aldersperson Stroik asked if that would need to be approved now at this meeting.

Director Ostrowski asked Mr. Welling if the tuckpointing was going to be done right away. Mr. Welling stated there is a lot to put together for this all to happen and it is in the budget to do this, the commercial windows could have been done this year, but there are people leasing the corner store, so that would have to be next year. Furthermore, Mr. Welling stated that he would split it due to cash flow so he did not have all the expense at once. Director Ostrowski stated that with this grant program the funds are dispersed after the project is complete, this way we can see the project finished. There is a year requirement to complete funded projects, but if we need to extend that, it can be done.

Mr. Welling stated that in his conversations with Don Dulak for the most part, the mortar is good, but the east side is the worst side, and you can see eroding brick on the east façade. He stated that he is thinking about doing the worst parts of the building first, or maybe doing the whole thing all at once.

Economic Development Specialist Kyle Kearns clarified that the bid was for all four sides, to which Mr. Welling stated yes.

Chairperson Beveridge asked if the replacement of windows would be everything that is in there or just putting new in where they have been bricked over, to which Mr. Welling stated it would be complete replacement of all of the windows with a higher end Pella windows that would have aluminum clad exterior and a wood interior and functioning double hung with fixed transoms. Mr. Welling stated that there are a lot of widows and they are big at 89 inches high.

Chairperson Beveridge asked if there is going to be any divided lights in any of these, to which Mr. Welling stated he is intending on going with the same look as the original and like the north façade being the double hung windows with transoms. Mr. Beveridge asked if the first five windows had the original sash. Mr. Welling stated yes they do as far as he can tell.

Commissioner Seibert asked about the first two windows being arched and then the next few windows are not, and if that was the way it was built. Mr. Welling stated yes it does meet a pattern from the arches to the straight then arched openings.

Chairperson Beveridge asked about the bow head and what was in there now, to which Mr. Welling stated it currently is wood and they would do the same thing, the window glass would not be arched on top. The intent of Mr. Welling is to go with the bronze aluminum trim, and with the downstairs windows that have the aluminum mill finish on them, he would also go with the similar pattern of glass with bronze extrusions.

Chairperson Beveridge asked about the large setback square on the Mission building of the second floor shown on page seven of eight of the staff report in the bottom right picture. Mr. Welling stated he did not know but the windows at that location are functioning.

Mr. Welling stated that the Mission building is architecturally different than the others. Commissioner Myers asked if the building was built last, to which Mr. Welling stated he believes that it is the last building to go up and you can see the split in the upper left photo of page seven of eight of the staff report.

Commissioner Siebert asked what exactly is being asked for approval. Director Ostrowski stated the tuckpointing, all the second story window replacements, and chimney repair. Commissioner Myers asked if the windows would be done right away, to which Director Ostrowski stated the windows would be done right away, the tuckpointing may be done over a period of two years.

Commissioner Siebert asked what would be done with the south east corner façade. Director Ostrowski stated that a few of the windows could be replaced, the drain pipe could be painted, and the painting of other equipment that is back there would help to blend it more.

Mr. Welling stated that the conditional use approval from the Plan Commission stated that the garbage cans would need to be shielded, and that is where the garbage cans would be put, but he is not sure how he will do that at this time.

Chairperson Beveridge asked about the white doors that show on the southeast side and if they were an aluminum storm door, to which Mr. Welling stated yes they were and that they are possibly a flush solid core door. Chairperson Beveridge then asked if he planned to just paint them, to which Mr. Welling stated yes.

Commissioner Siebert asked if Mr. Welling would be coming back with a plan to address the east façade. Mr. Welling stated there are trees there by the bank that shields the area and the problem is that there has to be a spot for utilities. The electrical and gas meters currently exist and right now that alcove is the only spot for them.

Commissioner Myers stated it is similar to Bill’s Pizza building in that it is not his fault and it still is an alley way. Director Ostrowski pointed out that this is a challenge since the property is visible on all four sides.

Aldersperson Stroik asked where the parking would be for the apartments, to which Director Ostrowski stated it would be in the Crosby Street city parking lot.

Motion by Commissioner Siebert to approve with the following conditions:

- Tuckpointing shall match to the greatest extent possible the original mortar color and spacing on the building.
- Applicant must receive two qualified bids for all work and the lowest qualified bid shall be used for the awarding of grant funds.
- All work shall be completed within one year.
- All windows shall fully fit the existing building opening.
- Project must adhere to Façade Improvement Grant Program Guidelines.
- Applicant must submit proof of insurance.
- No funds shall be disbursed until project is fully completed.
- Grant funds are conditioned upon the acquisition of the property by Mr. Welling. Closing on the property must occur within 60 days of the HP/DRC approval. A 30 day extension may be provided by the Chairperson of the HP/DRC and the Director of Community Development.
- The maximum City participation shall not exceed \$30,000.00 and no individual cost shall exceed the following:

Improvements	Cost	Proposed Matching Grant Assistance
Masonry Work	\$26,000.00 (still need two bids)	\$13,000.00
Windows	\$53,100.00 (still need additional bid)	\$26,550.00
Window Installation	\$6,600.00 (still need two bids)	\$3,300.00
Chimney Masonry Work	\$2,000 (still need two bids)	\$1,000.00
TOTAL	\$87,700	\$30,000 (maximum)

- The drain pipe to be painted to blend into the façade of the building as well as the doors on the east side.
- The applicant agrees to work with the Chairperson of the HP/DRC and the designated agent on a plan for the doors and windows that are not being replaced in the alcove area.

Seconded by Commissioner Myers. Motion carries 5-0.

5. Other business/updates.

Director Ostrowski stated that Gyro and Kabob House was given until May 1, 2012 to replace the door. He also stated that there are at least three more interested businesses in the Façade Improvement Grant Program. Director Ostrowski stated that it might be beneficial to meet at the site prior to the commission meeting so there is a better visualization of the current condition and the project. Also depending on the length of the agenda, starting next month we may begin looking at the design guidelines again as well.

Commissioner Kruthoff stated that it would be good to view the projects during the daylight hours as well for safety concerns.

6. Adjourn.

**Motion to adjourn by Chairperson Beveridge; seconded by Commissioner Siebert.
Adjourned at 5:040pm.**

Administrative Staff Report

Debbie Roman - Schrank
Amendment to Façade
Improvement Grant Funds
832 Main Street
June 6, 2012



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

Applicant(s):

- Debbie Roman-Schrank

Staff:

- Michael Ostrowski, Director
mostrowski@stevenspoint.com
- Kyle Kearns, Associate Planner
kkearns@stevenspoint.com

Parcel Number(s):

- 2408-32-20-1618

Zone(s):

- "B-3" Central Business District

Master Plan:

- Downtown District

Council District:

- District 4 – Wiza

Lot Information:

- Actual Frontage: 40 feet
- Effective Frontage: 40 feet
- Effective Depth: 53 feet
- Square Footage: 2,120
- Acreage: 0.049

Structure Information:

- Year Built: addition 1900 (112 years)
- Number of Stories: 2

Current Use:

- Retail first floor, residential second floor (apartments)

Request

Request from Debbie Roman-Schrank for an amendment to façade improvement grant funds in the amount of \$1,912.50 additional dollars for the painting of window trim, wood paneling, and cornice at **832 Main Street (Parcel ID 2408-32-2016-19)**.

Attachment(s)

- Parcel Data Sheet
- Application
- Contractor Bids

City Official Design Review / Historic District

- Design Review District

Register of Historic Places

- Mathias Mitchell Public Square – Main Street Historic District

Staff Recommendation

Approve, subject to the following condition(s):

Approve, subject to the following condition(s):

- The mural located on the east façade will remain and that the applicant/owner pursues services to touch-up the mural after brick work is complete.
- Second story window trim shall be painted to match that of the proposed first story bronze window trim to be installed.
- Cornice shall be painted to match that of the proposed first story bronze window trim to be installed.
- The Mitchell Square Building nameplate shall be restored with similar lettering on the new glass window.



Applicable Regulations:

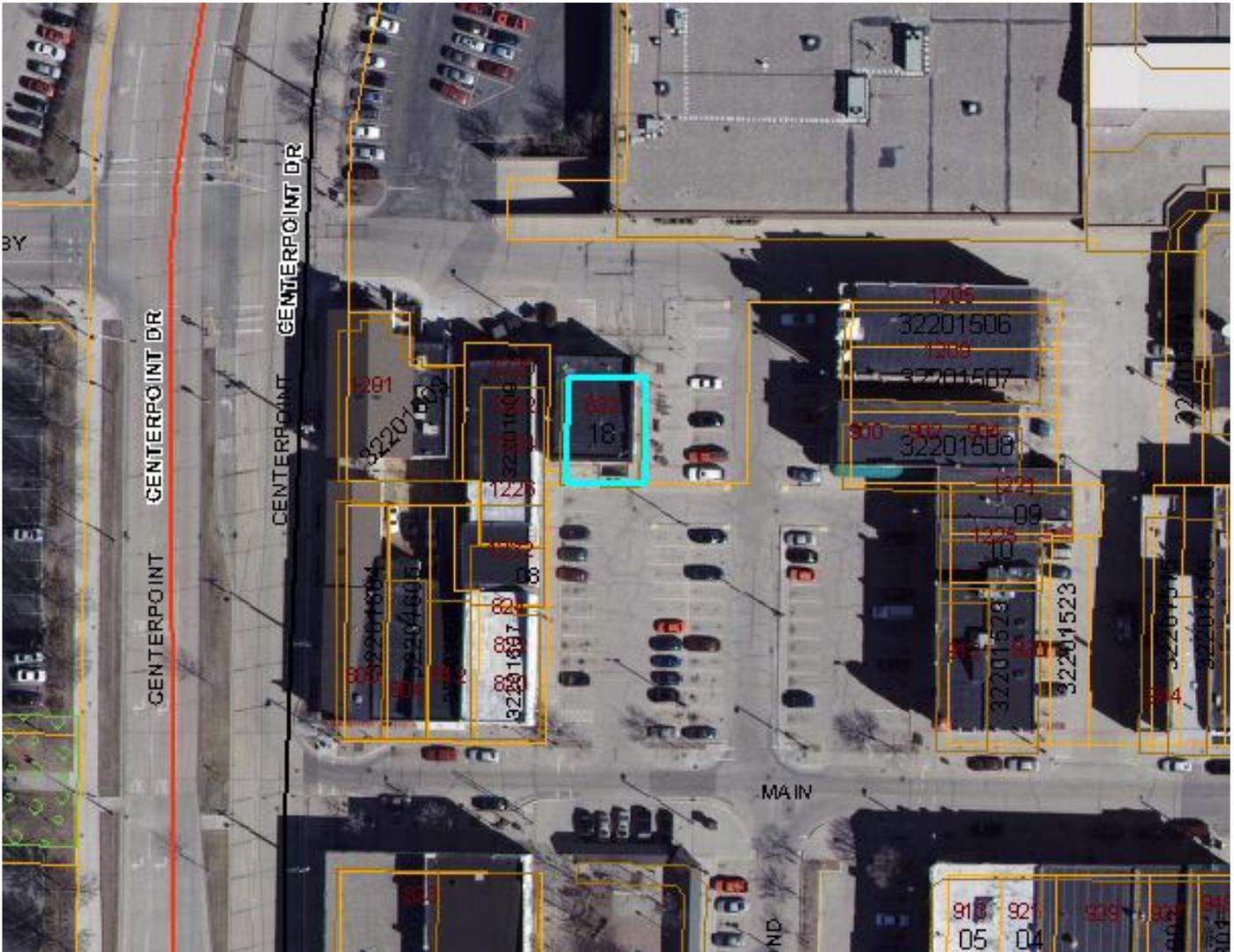
- Chapter 22
- Downtown Design Guidelines
- Façade Improvement Grant Program Guidelines

- Tuckpointing shall match to the greatest extent possible the original mortar color and spacing on the building.
- Applicant must receive another bid for the masonry work and the lowest qualified bid shall be used for the awarding of funds.
- All work shall be completed within one year.
- Project must adhere to Façade Improvement Grant Program Guidelines.
- No funds shall be disbursed until project is fully completed.
- The maximum City participation shall not exceed \$14,512.50 and no individual cost shall exceed the following:

Improvements	Cost	Proposed Matching Grant Assistance
Masonry	\$10,000.00	\$5,000.00
Window & Door	\$15,200.00	\$7,600.00
Paint	\$3,825	\$1,912.50
TOTAL	\$29,025.00	\$14,512.50

- That the Chairperson of HP/DRC and the designated agent work with the applicants to determine the appropriate actions to take for the ledge.
- That the Chairperson of HP/DRC and the designated agent work with the applicants to determine the appropriate paint color.
- That the Chairperson of HP/DRC and the designated agent are allowed to approve minor modifications to the project.

Vicinity Map



Scope of Work

Debbie Roman-Schrank is requesting an amendment to the Façade Improvement Grant Program funds that were awarded in April, 2012. In April, the Historic Preservation / Design Review Commission approved a grant for \$12,600 for exterior façade improvements at 832 Main Street, to be released upon completion of the improvements. The original improvements included:

- Brick work that includes grinding out of bad joints, pressure washing, and tuck pointing,
- Installation of new Low-E Glass Glaze windows and dark bronze aluminum trim with anodized finish on the ground floor and
- Installation of new anodized finish, Low-E Glass Glaze doors for both first floor entrances and the basement entrance.

The following conditions were placed upon the approval of grant funds:

- The mural located on the east façade will remain and that the applicant/owner pursues services to touch-up the mural after the brick work is complete.
- Second story window trim shall be painted to match that of the proposed first story bronze window trim to be installed.

- Cornice shall be painted to match that of the proposed first story bronze window trim to be installed.
- The Mitchell Square Building nameplate shall be restored with similar lettering on the new glass window.
- Tuckpointing shall match the greatest extent possible the original mortar color and spacing on the building.
- Applicant must receive another bid for the masonry work and the lowest qualified bid shall be used for the awarding of funds.
- All work shall be completed within one year.
- Project must adhere to Façade Improvement Grant Program Guidelines.
- No Funds shall be disbursed until project is fully completed.
- The maximum City participation shall not exceed \$12,600 and no individual costs shall exceed the following:

Improvements	Cost	Proposed Matching Grant Assistance
Masonry	\$10,000.00	\$5,000.00
Window & Door	\$15,200.00	\$7,600.00
Paint	No bid submitted	N/A
TOTAL	\$25,200.00	\$12,600.00

- That the Chairperson of HP/DRC and the designated agent work with the applicants to determine the appropriate actions to take for the ledge.
- That the Chairperson of HP/DRC and the designated agent work with the applicants to determine the appropriate paint color.
- That the Chairperson of HP/DRC and the designated agent are allowed to approve minor modifications to the project.

Due to the above conditions, Ms. Roman-Schrank has obtained bids from two qualified businesses to perform the proposed work. The proposed work to occur is as follows:

- Paint second story window trim,
- replace rotted wood paneling,
- paint all wood paneling, and
- paint the cornice along rooftop.

Touch-up of the peacock mural is not included within the proposed bids but will be performed upon completion of brick tuckpointing.

Standards of Review

Design Guidelines

The following standards would apply to this request:

Maintenance

All exposed wood trim and decoration shall be protected with primers, paints, preservatives, and/or sealants. Prior to the application of these materials, all loose and deteriorated material shall be removed. Semi-gloss or flat latex paints are recommended.

Analysis: The second story window trim is aluminum and will be painted a dark bronze color that will very closely match the new trim for the first floor windows. The color of the cornice on the rooftop is unknown at this point. Wood trim found along the south and east façade will be painted a medium brown and sand brown color.

Findings: Only deteriorated and exposed wood will be replaced. Proper painting methods will be followed, dependent upon the material to be painted, wood or aluminum in this instance. The type of paint is unknown;

however, priming of surfaces will occur prior to the application of paint.

Façade Improvement Grant Standards

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

Analysis: Specialized Development Inc. is located at 832 Main Street, falling well within the Downtown Design Review District.

Findings: This standard is met.

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

Analysis: The south façade faces the square along Main Street and the east façade faces Second Street.

Findings: This standard is met.

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

Analysis: This is an amendment to include funding for additional work that goes along with original grant application. Proposed work includes the painting of wood trim, second story window trim, and building cornice.

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: The window paint will closely match that of the first floor window trim. Additionally, a two-color painting scheme similar to the existing is proposed for the wood trim and paneling.

Findings: This standard is met.

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

Analysis: Bids for the painting were obtained from Tom’s Paint and Drywall, LLC and Roska Home Decorating.

Findings: Both contractors are locally based. This standard is met.

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

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

Contractor	Improvements	Cost	Proposed Matching Grant Assistance
Roska Home Decorating	Painting	\$3,825	\$1,912.50
Tom’s Painting & Drywall, LLC	Painting & Wood Replacement	\$5,200	\$2,600

Findings: The requested assistance is \$1,912.50 based on the lowest bid which does not include cost of wood replacement. This standard is met.

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

Analysis: Proof of insurance has been provided. Property taxes are current there are no outstanding amounts owed to the City.

Findings: This standard is met.

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

Analysis: The design standards that apply to this request regarding painting are met.

Findings: This standard is met.

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

Analysis: Only exterior work to the façade is being proposed. Proper building permits will be obtained.

Findings: This standard is met.

Ranking of Projects for Grant Funds

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 is located on the northwest corner of the square and is very visible. It will set a great example for surroundings buildings to follow.

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

Findings: Brick is cracked, losing mortar, dirty, and in desperate need of repair. Furthermore, wood trim and paneling has rotted and faded overtime.

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

Findings: All brick work will improve the architectural integrity by restoring the color, ornate detail, and symmetrical pattern originally found within the masonry.

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

Findings: This building is of historic and architecturally significant. In addition, the mural located on the east façade is a part of Stevens Point art history and as the building deteriorates so too does the mural. This is an opportunity to restore the building and repaint the mural to enhance its presence.

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

Findings: The property is occupied by a business and residential tenants.

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

Findings: This renovation may attract additional tenants to the building. However, the building is currently occupied by both commercial and residential uses.

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

Findings: The existing business in the building will be able to reinvent their storefront and possibly attract more customers. No new jobs will be created.

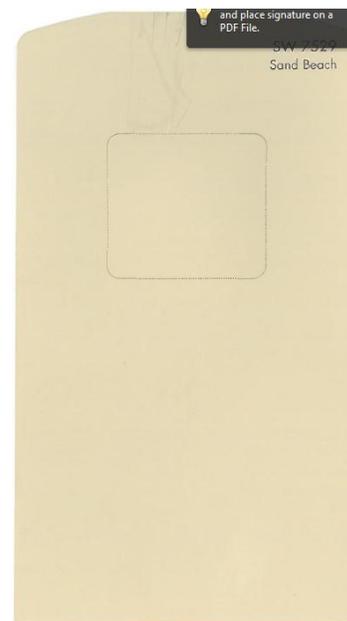
8. Projects that incorporate mixed uses or multiple tenants.

Findings: The building offers space for multiple commercial / retail tenants, however, all of the commercial space is used by one tenant. Residential apartments are above the first floor commercial.

Paint Samples



Sample of Wood Trim Color



Sample of Wood Base Color

Building Images



Southeast Side of Building



Northeast Entrance



East Façade with Mural



Southeast Entrance



Southwest Entrance

Name and Address		Parcel #	Alt Parcel #	Land Use
Specialized Development LLC Jay Schrank & Brian Page PO Box 541 Stevens Point, WI 54481		240832201618	240832201618	Office/Apt(s)
		Property Address		Neighborhood
		832 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	40.0	Date	Number	Amount	Purpose	Note
Effective Frontage	40.0	12/18/2008	36018	\$2,500	060 New Construction	communication tower
Effective Depth	53.0	10/6/2006	34340	\$0	020 Electrical	exterior of bldg (rear)
Square Footage	2,120.0	11/19/2002	31230	\$0	060 New Construction	55' telecommunication
Acreage	0.049					

2011 ASSESSED VALUE

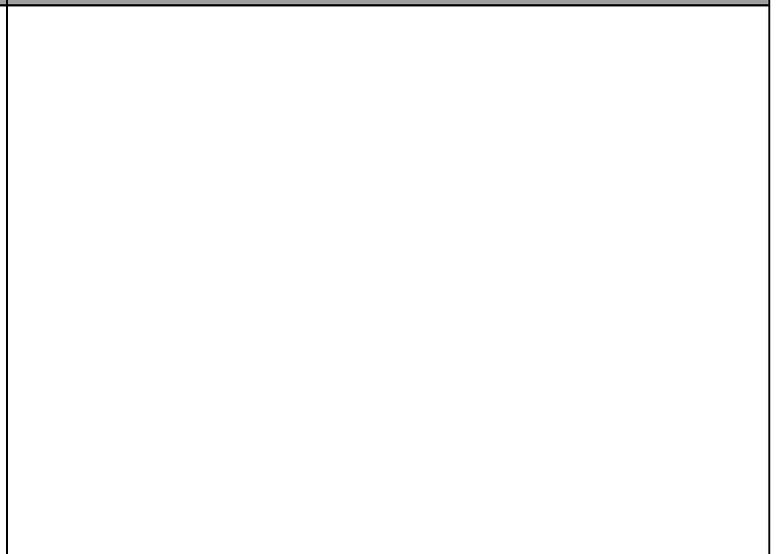
Class	Land	Improvements	Total
B-Commercial	\$14,000	\$183,000	\$197,000
Total	\$14,000	\$183,000	\$197,000

LEGAL DESCRIPTION

LOT 1 OF CSM 3403 12/61 BEING PRT OF LOT 3 BLK 3 S E & O ADD 636/958 801/205

PROPERTY IMAGE

PROPERTY SKETCH



Name and Address		Parcel #	Alt Parcel #	Land Use
Specialized Development LLC Jay Schrank & Brian Page PO Box 541 Stevens Point, WI 54481		240832201618	240832201618	Office/Apt(s)
		Property Address		Neighborhood
		832 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	Office Bldg (C avg)	1900	2,120	Masonry - Avg	11
1	2	Apts (C avg)	1900	2,120	Masonry - Avg	11

Total Area

4,240

BASEMENT DATA**COMPONENTS**

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area
1	1	Office Bsmnt - Unfinished	820				
1	1	Office Bsmnt - Finished	1,300				

DETACHED IMPROVEMENTS

Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS**STRUCTURE DATA**

Site Improvement	Units	Age	51
		Year Built	1900
		Eff. Year	1961
		One Bedroom	4
		Two Bedroom	
		Three Bedroom	
		Total Units	4
		Stories	2.00
		Business Name	Specialized Devl w/ 4 apts abov

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



Michael Ostrowski, Director
 Ph: (715) 346-1567
 Fax: (715) 346-1498
mstrowski@stevenspoint.com
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"/>
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APPLICANT/OWNER INFORMATION

APPLICANT INFORMATION		Owner Information (Same as Applicant? <input checked="" type="checkbox"/>)	
Applicant Name	SPECIALIZED DEVELOPMENT	Contact Name	DEB ROMAN-SCHRANK
Address	836 MAIN ST	Address	
City, State, Zip	STEVENS POINT, WI 54481	City, State, Zip	
Telephone	715-341-0060	Telephone	
Cell	715-340-6801	Cell	
Fax	715-341-5618	Fax	
Email	droman@fibernetcc.com	Email	

PROJECT SUMMARY

Scope of Work to be Undertaken (attach contractor estimates, if available)

PAINT FRONT AND SIDE OF BUILDING. ALSO, PAINT UPPER WINDOWS TO MATCH TRIM OF LOWER LEVEL WINDOWS AND DOORS.

Describe the Positive Impact Your Project will Bring to Stevens Point

See attachment.

Total Cost of Project Improvements	\$ 3825	Amount of Matching Grant Assistance Requested	\$ 1912.50
Estimated Start Date	Upon completion of brick work and new doors + windows.	Estimated Completion Date	
Number of Commercial Tenant Spaces Within the Building		Number of Residential Tenant Spaces Within the Building	

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 type="checkbox"/>	Additional Exhibits If Any (List):
Two bids from qualified contractors detailing the cost of the work to be done.	<input type="checkbox"/>	
Drawings detailing all of the work to be completed as part of the project.	<input 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
<i>Deb Roman-Schrank</i>	<i>5/20/12</i>		

We are having the brick on our building tuck pointed. We are also having new doors, windows and trim replaced on the lower level. The paint will really make our building look sharp. The upper windows also need to be painted to match the new window trim as required for a previous application.



May 17, 2012

Specialized Computer Systems, Inc.
836 Main Street
Stevens Point, WI 54481

This is an estimate for scraping, priming, painting two sides facing the square, all soffits, window & doorways.

Material & labor included.

Total \$5200.00

Sincerely,


Tom Kouba

Thank you for considering Tom's Painting!

Administrative Staff Report

Wilfred Fang
Façade Grant and Design Review
1040 Main Street
June 6, 2012



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

<p>Applicant(s):</p> <ul style="list-style-type: none">• Wilfred Fang <p>Staff:</p> <ul style="list-style-type: none">• Michael Ostrowski, Director mostrowski@stevenspoint.com• Kyle Kearns, Associate Planner kkearns@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none">• 2408-32-2029-23 <p>Zone(s):</p> <ul style="list-style-type: none">• "B-3" Central Business District <p>Master Plan:</p> <ul style="list-style-type: none">• Downtown District <p>Council District:</p> <ul style="list-style-type: none">• District 1 – Beveridge <p>Lot Information:</p> <ul style="list-style-type: none">• Actual Frontage: 20 feet• Effective Frontage: 20 feet• Effective Depth: 132 feet• Square Footage: 2,640• Acreage: 0.061 <p>Structure Information:</p> <ul style="list-style-type: none">• Year Built: addition 1879 (133 years)• Number of Stories: 2 <p>Current Use:</p> <ul style="list-style-type: none">• Retail first floor, storage on second floor.	<p>Request</p> <p>Request from Wilfred Fang for façade improvement grant funds in the amount of \$5,474.25 and design review for exterior building work, including the replacement of second story windows, masonry work, paint, and signage at 1040 Main Street (Parcel ID 2408-32-2029-23).</p> <p>Attachment(s)</p> <ul style="list-style-type: none">• Parcel Data Sheet• Application• Photos• Contractor Bids• Paint Samples <p>City Official Design Review / Historic District</p> <ul style="list-style-type: none">• Design Review District <p>Register of Historic Places</p> <ul style="list-style-type: none">• Mathias Mitchell Public Square – Main Street Historic District <p>Staff Recommendation</p> <p>Approve, subject to the following condition(s):</p> <ul style="list-style-type: none">• Pressure washing shall be performed with warm water, or organic compounds (no volatile soaps) at a low PSI not more than 500, to avoid deterioration of brick.• Window details shall be submitted by Altmann Construction Co. Inc. and approved by the Chairperson of HP/DRC and the designated agent if their bid is chosen.• Caulk shall not be used as a fill in the place of brick mortar.• Tuckpointing shall match to the greatest extent possible the original mortar color and spacing on the building.• Painting scheme and colors shall closely match that of the existing building, i.e. window trim & sills, ornate brick, etc.• All work shall be completed within one year.• Project must adhere to Façade Improvement Grant Program
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Scope of Work

Wilfred Fang is requesting Façade Improvement Grant Program funds for exterior renovation to his building at 1040 Main Street. Mr. Fang operates his frame and gift shop (Ideal Custom Frames & Gifts LLC) within the first floor commercial space and uses the second floor primarily as storage. Mr. Fang has stated that it has been several years since his building has received paint. Furthermore, his specialty shop has been in the downtown for 28 years and with renovations to his building he believes he will be there for many years to come. The improvements will help to attract customers and visitors, as well as improve the aesthetics of the downtown. Mr. Fang has stated that nearby buildings, such as the Children’s Museum have or are in the process of renovating their exterior’s and it will be only a matter of time before his building is left alone. Additionally, the opening of second story windows will help to restore the building to its original appearance, as well as, offer supplementary uses for the second floor.

Renovation will occur on the south facade of the building, facing Main Street, with the following activities:

- Scrape old loose paint, and hand clean or pressure wash façade.
- Grind out all open joints, and re-tuckpoint.
- Spot prime as necessary and paint building with 2-color or 3-color system using elastomeric paint similar to the current paint scheme. Includes the painting of wood trim.
- Remove three boarded up windows on second floor and replace with historically relevant windows.
- Remove old sign and replace with new, individual letter sign (previously purchased).

There are no proposed renovations to the first floor commercial windows or entrance way.

Standards of Review

Design Guidelines

The following standards would apply to this request:

Masonry

To the extent possible, original materials shall be retained in existing facades. They should be removed only where they are structurally unsound and are beyond restoration, and then only in accordance with an approved design scheme. Natural materials are preferred over simulated or synthetic materials. The types of material preferred, but not limited to, may include: brick, stone, wood, stucco, clay, tile, ceramic tile, quarry tile, terra cotta, and cut stone. Materials to be avoided may include, but not be limited to, concrete block, plastic, fiberglass, simulated brick, simulated stone, hardboard or metal siding panels and wood siding panels.

Analysis: Bids from Altmann Construction Company, Inc. and SDS Painting Company, Inc. have been submitted for the proposed tuckpointing. The tuckpointing steps to be performed by each contractor are outlined below:

Altmann Con. Co., Inc.: Grind out all open joints
Re-tuckpoint joints
Set up scaffolding, remove, and clean up

SDS Painting Co., Inc.: Scrape old loose paint, hand clean and remove old signage
Tuckpoint cracks and holes

Findings: SDS Painting Company, Inc has informed me that they have the equipment and experience to tuckpoint the building. Their initial bid was to caulk the cracks, but since has been modified to include tuckpointing with no change to the cost. Ed Altmann of Altmann Construction has indicated that they are experienced in re-tuckpointing and are very capable of performing the work. Both companies are local.

Signs and Graphics

Sign Standards

Flush Mounted Signs: Shall be located in the “signable” wall area of a façade. The “signable” area is defined as the continuous portion of a building faced unbroken by doors or windows, below the sill line of the second story and above the storefront transoms. Signable area shall not exceed 10% of the total façade area (ht. x width.) Graphics within the signable area shall be limited to 40% of the total signable area where that façade faces commercial land uses and 30% of the total signable area where the façade faces residential land uses. In buildings that contain two or more businesses, the signage area may be divided to accommodate the additional businesses. All signage should be coordinated in terms of color and materials. Business directories for upper story tenants shall not exceed 8 sq. ft. in total area. Exceptions may be made based on overall design concept. Signs and graphics shall not be allowed to physically harm the architectural character of the building they are attached to.

Analysis: Black, plastic individual letters were purchased in 2008 to replace the existing deteriorating wooden block letters on the building. The letters have not yet been installed, but are proposed to be installed as part the overall façade renovation project. The sign is located above the storefront. Letters are black in color, with rounded edges and an open back. They will be hung via screws and glue, flush with the building. No lighting is proposed to illuminate the sign.

Findings: Staff feels that although the letters are not the preferred wood, they are much more aesthetically pleasing than the existing sign. Additionally, they blend with the majority of plastic signs found on building storefronts along Main Street. This standard is met. However, since the sign has already been purchased, the City would not provide any funding for the sign.

Windows

The original shape, proportion, and scale of window openings shall be maintained. Blocking up or otherwise closing off of an original window shall not be permitted unless deemed necessary for energy efficiency. Exceptions may be made based on overall design concept.

Wooden replacement windows are encouraged, however, new metal window frames (permanent or storm) should be either painted or anodized with a finish in character with the building being renovated.

Analysis: Second floor windows are proposed to be replaced. Windows exist behind the wood which has been used to cover them from exterior view. Two bids have been submitted from Altmann Construction Company, Inc. and SDS Paint Company, Inc. Details on the windows to be installed by each company are below.

Altmann Con. Co., Inc.: Window details have not been provided.

SDS Painting Co., Inc.: Window work subcontracted and performed by JL Peterson Builders, LLC. Installation of Pella Architectural Series Single Hung, Low E glaze glass, wooden windows with Morning Sky Gray color EnduraClad finish

Findings: The proposed windows are historically relevant and match that of the surrounding buildings. Furthermore, the opening of boarded up windows will more closely match the original building design. This standard is met.

Façade Improvement Grant Standards

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

Analysis: Ideal Custom Frames & Gifts, LLC is located at 1040 Main Street, falling well within the Downtown Design Review District.

Findings: This standard is met.

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

Analysis: The south façade faces Main Street and is the only facade being proposed for restoration.

Findings: This standard is met.

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

Analysis: The installation of second story windows, brick work including tuckpointing and paint, as well as the removal and installation of new signage make up the building improvement project. Painting will occur to the brick, and existing wood found below the commercial windows and above the entryway.

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: Brick work proposed will restore the existing brick, matching closer to the original. The proposed windows are compatible with the original materials and will remove boarded windows. Paint does not match the original building design, however will match that of the current color scheme.

Findings: It is unfeasible to restore the existing brick back to its original state as it may have numerous coats of paint. It is feasible to maintain the existing painted façade by re-painting, tuckpointing and cleaning. Therefore, staff feels this standard is met.

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

Analysis: Bids for the masonry work were obtained from SDS Painting Company, LLC. and Altmann Construction Company, LLC. Additionally, painting bids were obtained from SDS Painting Company, LLC. and Rice's Paint Company Professionals. Lastly, bids were submitted from Altman Construction Company, LLC and JL Peterson Construction, LLC to perform the proposed window work.

Findings: Both paint companies are locally based with offices in Stevens Point. Altman Construction and JL Peterson Construction have local offices as well.

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

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

Improvements	Cost	Proposed Matching Grant Assistance
Masonry	SDS Painting Company (See paint) \$1,910.00 – Altmann Cons.	- \$955.00
Windows	\$7,948.55 – JL Peterson Cons. \$5,422.00 – Altmann Cons.	\$3,974.28 \$2,711.00
Paint	\$3,000.00 – SDS Painting Company \$4,465.00 – Rice’s Pain Company	\$1,500.00 \$2,232.5
TOTAL	SDS Painting Co. Option – \$10,948.55 Rice’s Paint Co. Option - \$11,797.00	\$5,474.28 \$5,898.5

Findings: The requested assistance is \$5,474.28. This standard is met.

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

Analysis: Proof of insurance has been provided. Property taxes are current there are no outstanding amounts owed to the City.

Findings: This standard is met.

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

Analysis: The design standards that apply to this request, regarding windows, signage, and masonry are met.

Findings: This standard is met.

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

Analysis: Only exterior work to the façade is being proposed. Proper building permits will be obtained.

Findings: This standard is met.

Ranking of Projects for Grant Funds

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 is located in the center of downtown and has been owned and operated by the applicant for the past 28 years. It is a very unique building in that it is painted white with green accent color around window and door trim. Additionally, it addresses the opening of boarded windows and will set a great example for surroundings buildings to follow.

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

Findings: Paint is chipping and deteriorating and the brick is cracked, dirty and losing mortar. Furthermore, the sign is faded and is desperate need of repair. Wood paneling above the entryway and beneath the first floor windows is starting to rot and lose color.

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

Findings: All brick work will improve the architectural integrity through the filling of mortar and tuckpointing corners. New paint will fix the flaking of existing paint and assist in illustrating the ornate detail, and symmetrical pattern found within the masonry. Lastly, the new sign will replace a decrepit and faded sign.

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. The ornate detail found in the brick along the top of the building makes it stand out within the downtown. Also, no other building has a paint scheme similar. This is an opportunity to restore the second story windows and repaint the building to restore and ensure its beauty for years to come.

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

Findings: The property is occupied by a business that has been in operation for 28 years.

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

Findings: It is anticipated that the renovation will attract additional customers to the building.

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

Findings: The existing business in the building will be able to reinvent their storefront and possibly attract more customers. No new jobs will be created.

8. Projects that incorporate mixed uses or multiple tenants.

Findings: The building offers space for one commercial tenant, however, with the addition of second story windows will allow for potential residential or office space above.

Building Images



Looking North

5/17/2012 8:28:13 AM

GVS Property Data Card

Stevens Point

Name and Address		Parcel #	Alt Parcel #	Land Use
Wilfred & Julia Fang 1040 Main St Stevens Point, WI 54481		240832202923	240832202923	Store, Retail / Warehouse
		Property Address		Neighborhood
		1040 Main St		Cntrl Bus & 2nd St area(Comm)
		Subdivision		Zoning
Display Note		Valentine Brown Addn		B3-CENTRAL BUSINESS

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type

SITE DATA

PERMITS

Actual Frontage	20.0	Date	Number	Amount	Purpose	Note
Effective Frontage	20.0	3/16/2009	36087	\$7,000	090 Roof/Strip & re-roof	replace rubber roof to 100 amp
Effective Depth	132.0	9/1/2004	32688	\$1,200	020 Electrical	
Square Footage	2,640.0					
Acreage	0.061					

2012 ASSESSED VALUE

Class	Land	Improvements	Total
B-Commercial	\$17,400	\$43,400	\$60,800
Total	\$17,400	\$43,400	\$60,800

LEGAL DESCRIPTION

E 10F OF LOT 3 & W 10F OF LOT 4 BLK 29 V BROWN ADD 454/81

PROPERTY IMAGE

PROPERTY SKETCH



Name and Address		Parcel #	Alt Parcel #	Land Use
Wilfred & Julia Fang 1040 Main St Stevens Point, WI 54481		240832202923	240832202923	Store, Retail / Warehouse
		Property Address		Neighborhood
		1040 Main St		Cntrl Bus & 2nd St area(Comm)
Subdivision		Zoning		
Display Note	Valentine Brown Addn		B3-CENTRAL BUSINESS	

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Store, Retail (C avg)	1879	1,200	Masonry - Avg	12
1	2	Warehse, Storage (C avg)	1879	1,200	Masonry - Avg	12

Total Area

2,400

BASEMENT DATA**COMPONENTS**

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area
1	1	Store, Retail - Unfin Bsmnt	1,200	1	1	Enclosed Frame Entry	200

DETACHED IMPROVEMENTS

Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS**STRUCTURE DATA**

Site Improvement	Units	Age	47
		Year Built	1879
		Eff. Year	1965
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	2.00
		Business Name	Store, Retail

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



Michael Ostrowski, Director
 Ph: (715) 346-1567
 Fax: (715) 346-1498
mostrowski@stevenspoint.com
stevenspoint.com

Façade Improvement Grant Program Application

ADMINISTRATIVE SUMMARY (Staff Use Only)

Date Submitted	05/17/12	Date Reviewed		Approved	Yes <input type="checkbox"/> (\$ _____) No <input type="checkbox"/>
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APPLICANT/OWNER INFORMATION

APPLICANT INFORMATION		Owner Information (Same as Applicant? <input type="checkbox"/>)	
Applicant Name	IDEAL CUSTOM FRAMES & GIFTS LLC	Contact Name	WILFRED FANG
Address	1040 MAIN ST	Address	816 SOMMERS ST.
City, State, Zip	STEVENS POINT WI 54481	City, State, Zip	STEVENS POINT WI 54481
Telephone	715 345 1020	Telephone	715 345-0527
Cell	715 345 6625	Cell	715 252-6625
Fax		Fax	715-345-0527
Email	idealsp@charter.net	Email	wfang@charter.net

PROJECT SUMMARY

Scope of Work to be Undertaken (attach contractor estimates, if available)	
Scrape old loose paint and remove old signage and replace with new plastic black wording, Tuck point cracks and holes, Repaint with 3 colors system of dark green, Sand and light gray with Elastomeric Paint. Remove the 3 windows on second floor and furnish and install 3 new windows.	
Describe the Positive Impact Your Project will Bring to Stevens Point	
The facade improvement will have a very positive improvement to my specialty shop. It will attract my customers and visitors to downtown and continue to do business in my shop. We are here 28 years and more to come. Thanks.	
Total Cost of Project Improvements	Amount of Matching Grant Assistance Requested
\$ 10,948.55	\$ 5,474.275
Estimated Start Date	Estimated Completion Date
JULY or AUGUST	JULY or AUG
Number of Commercial Tenant Spaces Within the Building	Number of Residential Tenant Spaces Within the Building

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 checked="" type="checkbox"/>	
Proof of insurance.	<input checked="" type="checkbox"/>	
Must be current on all real estate and personal property taxes.	<input checked="" type="checkbox"/>	
No outstanding amounts owed to the City of Stevens Point.	<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.

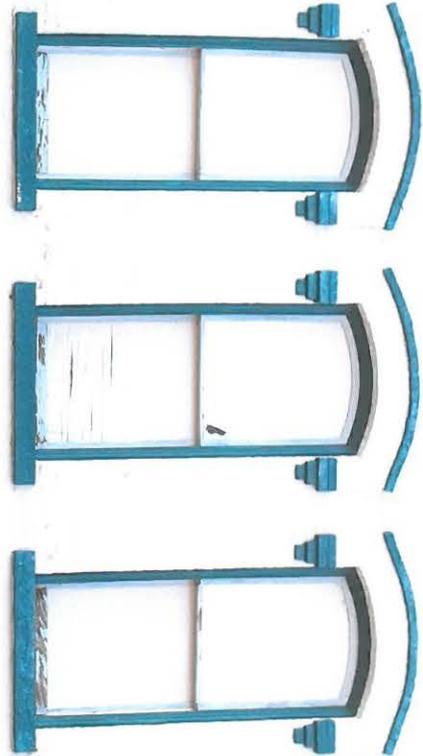
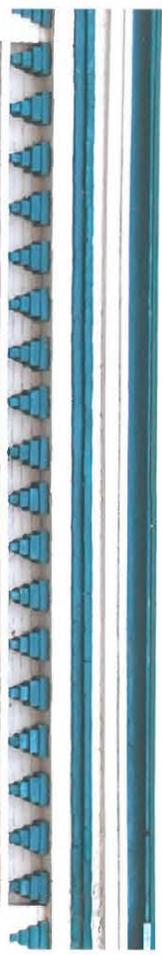
Signature of Applicant	Date	Signature of Property Owner (If not the Applicant)	Date
<i>Wilfang</i>	4-15-12		

IDEAL
FRAMES
&

LET IT

IDEAL
CUSTOM FRAMES & GIFTS





IDEAL
CUSTOM FRAMES & GIFTS LLC





STORE FRONT
&
TRUCK POINT
Estimate

Rice's Paint Company Professionals,
INC
3317 Teton Drive
Stevens Point, WI 54481

Date	Estimate #
4/2/2012	1412

Name / Address
Ideal Custom Frames 1040 Main St. Stevens Point, WI 54481

Project

Item	Description	Qty	Total
Painting	<p>Attn: Wilfred</p> <p>Re: Exterior painting (facing south)</p> <p>Wilfred, Thanks for the opportunity to bid this project. You can expect professional, courteous service throughout the project. Please call if you have any questions. We would have to block off a couple of parking spaces in order to pressure wash and paint the project. We would coordinate with you and the City. The elastomeric paint only comes in 5's. Should we be able to only use 1 five, we will reduce price by \$150. Below are the steps we will take in painting.</p> <p>We will:</p> <ul style="list-style-type: none"> * Take down letters of old sign and patch holes * Pressure wash entire front of building with 3000 psi hot water and soaps (to be done in early morning) * Protect canopy. Paint as much as possible around it. * Scrape any loose paint * Spot prime as necessary * Caulk all cracks and around corners of boards * Paint building brick with Sherwin Williams Conflex elastomeric coating * Paint wood with Sherwin Williams Duration paint (their best paint) * All painting to be done as the building looks now. Colors may be different than now there. 2 color maximum * Paint underside of entry ceiling with SW Bondplex paint * Clean up each day and as needed. <p>Total bid including materials and labor...\$4465.00</p> <p>We ask for 40% down prior to beginning project and rest upon completion.</p>		4,465.00

Todd's cell phone 715-498-8741	Total
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Phone #	Fax #	E-mail
cell 498-8741	715-544-0424	ricespaintcompany@charter.net

Rice's Paint Company Professionals,
 LLC
 3317 Teton Drive
 Stevens Point, WI 54481

Estimate

Date	Estimate #
4/2/2012	1412

Name / Address
Ideal Custom Frames 1040 Main St. Stevens Point, WI 54481

Project

Item	Description	Qty	Total
	Sincerely, Todd Rice		

Todd's cell phone 715-498-8741	Total	\$4,465.00
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Phone #	Fax #	E-mail
cell 498-8741	715-544-0424	ricespaintcompany@charter.net

PROPOSAL



ALTMANN
CONSTRUCTION
COMPANY, INC.

TO: Rice's Paint Company Professionals
3317 Teton Drive
Stevens Point, WI 54481

DATE: April 17, 2012
PHONE: 715-498-8741
PROJECT: Wilfred Fang
LOCATION: 1040 Main St.
Stevens Point, WI

ATTN: Todd Rice

Subject to all terms and conditions contained herein, we thank you for the opportunity to submit the following proposal:

Provide labor, tools and equipment as required to complete re-tuckpointing front of building - second story:

- Grind out all open joints
- Re-tuckpoint joints
- Set up scaffolding, remove, and clean up.

TOTAL PRICE..... \$1,910.00

This proposal does not include:

- Permits
- Closed sidewalk signs, if needed.

Power for tools to be provided by Owner.

This proposal shall remain in effect for a period of 30 days from the date hereof and will become a binding contract upon acceptance by the purchaser. Work will not proceed until the attached acceptance copy of this proposal is received by Altmann Construction Co., Inc.

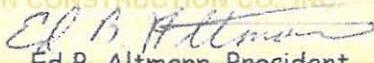
TERMS OF PAYMENT: NET 15 Days from date of invoice

DOWN PAYMENT:

THIS AGREEMENT INCLUDES ALL PROVISIONS AS DETAILED ON THE REVERSE SIDE. EACH OF THE UNDERSIGNED ACKNOWLEDGE RECEIPT OF AN EXACT COPY OF THIS AGREEMENT.

ALTMANN CONSTRUCTION CO., INC.

ACCEPTED THIS _____ day of _____, 20

By: 
Ed B. Altmann, President

By: _____

P.O. Box 65, 5921 Plover Road, Wisconsin Rapids, WI 54495-0065 Tel: 715-421-2550 Fax: 715-423-2310
Toll Free WI only: 800-828-3249 e-mail: altmann@wcc.net www.altmannconstruction.com



PROPOSAL



ALTMANN CONSTRUCTION COMPANY, INC.

TO: Rice's Paint Company Professionals
3317 Teton Drive
Stevens Point, WI 54481

DATE: April 17, 2012
PHONE: 715-498-8741
PROJECT: Wilfred Fang
LOCATION: 1040 Main St.
Stevens Point, WI

ATTN: Todd Rice

Subject to all terms and conditions contained herein, we thank you for the opportunity to submit the following proposal:

Provide labor, tools and equipment as required to complete the following work:

- Remove and dispose of old windows on second floor
Furnish and install three (3) windows
Fit openings as close as possible.

TOTAL PRICE..... \$5,422.00

Does not include permits.
Owner to provide power for tools.

This proposal shall remain in effect for a period of 30 days from the date hereof and will become a binding contract upon acceptance by the purchaser. Work will not proceed until the attached acceptance copy of this proposal is received by Altmann Construction Co., Inc.

TERMS OF PAYMENT: NET 15 Days from date of invoice DOWN PAYMENT:

THIS AGREEMENT INCLUDES ALL PROVISIONS AS DETAILED ON THE REVERSE SIDE. EACH OF THE UNDERSIGNED ACKNOWLEDGE RECEIPT OF AN EXACT COPY OF THIS AGREEMENT.

ALTMANN CONSTRUCTION CO., INC.

ACCEPTED THIS ___ day of ___, 20__

By: Ed B. Altmann, President

By: _____

P.O. Box 65, 5921 Plover Road, Wisconsin Rapids, WI 54485-0065 Tel: 715-421-2550 Fax: 715-423-2310
Toll Free WI only: 800-828-3249 e-mail: altmann@wctc.net www.altmannconstruction.com



STORE FRONT
TUCK POINT

SDS PAINTING COMPANY, INC. COMMERCIAL CONTRACTOR

1717 STRONGS AVE. P.O. BOX 557
STEVENS POINT, WI 54481

PH. 1-800-501-6833
FAX: 715-342-5663
E-MAIL: sdspaint@gmail.com

QUOTE

April 23, 2012

OWNER: Ideal Custom Frames & Gifts
1040 Main St.
Stevens Point, WI 54481

ATTENTION: Wilfred

PROJECT: Re-Paint Store Front

WE PROPOSE: To provide all labor, materials and equipment for the painting on the above named project per plans and as stated in specifications.

OUR QUOTE: \$3,000.00

INCLUDES:

- **Scrape Old Loose Paint, Hand Clean & Remove Old Signage**
- Spot Prime Bare Spots
- **Tuck Point Cracks & Holes**
- Re-Paint Elastomeric Paint
- 3-Color System
- **Window Work By Window Contractor**

TERMS: Net 30

Please contact Rich Schuhmacher at (715) 340-8179 for questions and/or scheduling.

Thank you.



Proposal - Detailed

Sales Rep Name: Breager, Dave
Sales Rep Phone: 1-800458-4880
Sales Rep E-Mail: dbreager@verhaleninc.com
Sales Rep Fax: 920-735-0335

Phone: _____ **Fax:** _____

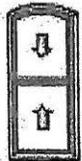
Customer Information	Project/Delivery Address	Order Information
SDS PAINTING CO PO Box 557 STEVENS POINT, WI 54481-0557 Day Phone: Mobile Phone: Fax Number: E-Mail: Contact Name: Great Plains #:	IDEAL CUSTOM FRAMES AND GIFTS Lot # County: Owner Name: Owner Phone:	Quote Name: ARCHTIECT 04-19-12 Order Number: 408 Quote Number: 3666137 Order Type: Non-Installed Sales Wall Depth: 3-11/16" Payment Terms: Deposit/C.O.D. Tax Code: PO Cust Delivery Date: None Quoted Date: 4/19/2012 Contracted Date: Booked Date: Customer PO #:

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
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10 EXTERIOR TRIM

None, Arch Head, 34 X 83.5 X 79,

Item Price	Qty	Ext'd Price
\$161.13	3	\$483.39



PK #
512

1: Azek, 2" Brickmould with Sill Nose, Knockdown
 Frame Size: 34 X 83 1/2 X 79 Exterior Color / Finish: ,

Viewed From Exterior

Rough Opening: 34 - 3/4" X 84 - 1/4"

Final Wall Depth: 3-11/16"

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Line #	Location:	Attributes			
15	UNITS	Architect, Monumental Hung Single Hung, 34 X 83.5, Morning Sky Gray, 6-9/16"	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
			\$1,697.33	3	\$5,091.99
		 <p>Viewed From Exterior Rough Opening: 34 - 3/4" X 84 - 1/4" Final Wall Depth: 3-11/16"</p>			
	PK # 512	1: 3483.5 Single Hung, Equal Split Frame Size: 34 X 83 1/2 General Information: Standard, Clad, Pine, Standard Exterior Color / Finish: Standard EnduraClad, Morning Sky Gray Interior Color / Finish: Prefinished White Interior Glass: Insulated Low E Advanced Argon Gas Hardware Options: Standard Lock, Champagne, Order Sash Lift Screen: Full Screen, InView Grille: Wrapping Information: Foldout Fins, Factory Applied, 6-9/16" Standard 4-sided Jamb Extension, Factory Applied, Perimeter Length = 235", Glazing Pressure = 65,			

Line #	Location:	Attributes			
16	None Assigned	01HM0000 - 3" Pella Installation Tape, 150 ft (1)	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
			\$31.98	1	\$31.98

Line #	Location:	Attributes			
17	None Assigned	01HP0000 - Great Stuff Pro Gun Foam (1)	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
			\$15.54	2	\$31.08

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
20	INSTALL	INSTALLATION ESTIAMTE - \$1880-2000	\$0.00	1	\$0.00

Final Wall Depth: 3-11/16"

Customer Notes: INSTALL TO INCLUDE REMOVAL AND DISPOSAL OF OLD PRODUCT USING STATE MANDATED LEAD ABATEMENT METHODS DUE TO AGE OF BUILDING, INSTALL OF NEW WINDOWS, INSULATION WITH LOW EXPANSION FOAM AND PELLA TAPE, INSTALL OF ALL EXTERIOR TRIM AZAK(WILL NEED TO BE FINISHED) PRICE ASSUMES USE OF PAINTERS LIFT.

Thank You For Your Interest In Pella® Products

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor VER HALEN INC will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

BRANCH WARRANTY:

NOTICE OF LIEN RIGHTS

As required by the Wisconsin construction lien law, VerHalen, Inc DBA Pella hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to VerHalen, Inc DBA Pella, are those who contract directly with the owner or those who give the owner notice within 60 days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those who furnish labor or materials for the construction and should give a copy of each notice received to the owner's mortgage lender, if any. VerHalen, Inc DBA Pella agrees to cooperate with the owner and the owner's lender, if any, to see that all potential lien claimants are duly paid.

TERMS & CONDITIONS:

PERFORMANCE: Where no specific date is fixed we shall be allowed reasonable time to make delivery of the materials and perform the work.

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

DAMAGE, LOSS, DELAY OR DEFAULT THROUGH CAUSES BEYOND OUR CONTROL: We shall not be responsible for default, damage, loss or delay in performance due to labor trouble, fires, accidents, floods, collapse or other causes beyond our control, or due to shortages of materials or transportation facilities resulting from war, national or local emergency, riots, governmental priorities, embargoes and like conditions and regulations. Any and all loss of, or damage to our materials erected or stored on the premises, not caused by us, shall be repaired and replaced by us and the additional cost thereof shall be borne by the purchaser.

WORKING CONDITIONS AND FACILITIES TO BE SUPPLIED BY THE PURCHASER: The purchaser shall make all work surfaces, on which materials are to be supplied, available for work at one time so that the work shall not be interrupted; shall provide surfaces that are clean, dry and in an accessible condition, shall at his own expense cause all obstructions to our work to be removed; shall additionally bear the cost of sending our men to the job, on his notification, before surfaces are ready for the application of our materials, or expense due to any delay during the progress of the work not caused by us; shall allow us free and reasonable use of light, heat, water and power, and the use of available elevators, hoists and other facilities.

DELIVERY: When materials are quoted on the basis of delivery to the jobsite, we provide delivery assistance to the customer's garage only.

INSURANCE: We carry public liability, property damage and workmen's compensation insurance and consequently will not honor any charges against us for such similar coverage. Any expense incurred by us for insurance or bond to cover our liability under any "hold harmless" or "indemnity" clause or clause of a similar nature in any contract, specifications, letter of acceptance or notice submitted by you or your contractors which in any way requires us to assume any liability which is not imposed on us by law, shall be paid by you.

CHANGES IN PLANS OR SPECIFICATIONS: No credit or allowance shall be granted for alterations or modifications in work or materials, unless such credit or allowance has been agreed to by us in writing before such alterations or modifications are made.

GLAZING: Attention is directed to the Consumer Product Safety Act and the Federal Regulation for "Architectural Glazing Materials (16 CFR 1201)." THIS LAW SPECIFIES WHERE THE USE OF TEMPERED GLASS IS MANDATORY. In any instances of claims arising from the use of non-tempered glass, it will be the sole liability of the contractor or customer who accepted the glass as specified in our proposal that the use of such non-tempered glass is not prohibited by law, and that this glass will be used in areas in which non-tempered glass is allowable. Distortion in tempered glass is common and is not considered a defect.

TAXES: Any sales, excise, processing or any other direct tax imposed upon the distributor, sale or application of materials supplied in accordance with this proposal shall be added to the proposal price.

CONSEQUENTIAL DAMAGE: Seller shall not be liable for any direct, indirect or consequential damage or loss for any reasons, including but not limited to: any defect or defects in materials, improper installation, or breakage, bursting leakage.

ACCEPTANCE OF WORK AND MATERIALS: The Customer shall immediately upon delivery inspect all material. All work performed and materials supplied under this Proposal shall be deemed to comply with all terms of the Proposal unless Seller is notified to the contrary within seven (7) days following delivery.

DEFAULTS: If the customer fails to pay pursuant to the terms of this accepted proposal, the Customer agrees to pay all reasonable attorney fees and costs (of whatever nature) incurred by the Seller to obtain collection.

CANCELLATIONS AND/OR CHANGES: All sales are final. Product is ordered based on customer specification and approval via the signed contract.

WARRANTY: Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor VerHalén, Inc. will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen (or any other accessory) to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

Prices are valid for 30 days.

NOTICE CONCERNING CONSTRUCTION DEFECTS: Wisconsin law contains important requirements you must follow before you may file a lawsuit for defective construction against the contractor who constructed your dwelling or completed your remodeling project or against a window or door supplier or manufacturer. Section 895.07 (2) and (3) of the Wisconsin statutes requires you to deliver to the contractor a written notice of any construction conditions you allege are defective before you file your lawsuit, and you must provide your contractor or window or door supplier the opportunity to make an offer to repair or remedy the alleged construction defects. You are not obligated to accept any offer made by the contractor or window or door supplier. All parties are bound by applicable warranty provisions.

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Customer Name (Please print)

Pella Sales Rep Name (Please print)

Customer Signature

Pella Sales Rep Signature

Date

Date

Order Totals	
Taxable Subtotal	\$5,638.44
Sales Tax @ 5.5%	\$310.11
Non-taxable Subtotal	\$0.00
Total	\$5,948.55
Deposit Received	
Amount Due	\$5,948.55

Plus Installation ⁶ 2,000.00

TOTAL ^H 7,948.55

SW 6469
Dewy

SW 6470
Waterscope

SW 7070
Site White

SW 7071
Gray Screen

SW 7573
Eglet Beige

SW 7072
Outline

SW 7073
Network Gray

SW 7074
Software

SW 7075
Web Gray

SW 6474
Raging Sea

SW 6475
Country Squire

SW 7076
Cyberspace

Administrative Staff Report

Jerome Kawski
Façade Grant and Design Review
1059 Main Street
June 6, 2012



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

<p>Applicant(s):</p> <ul style="list-style-type: none">Jerome Kawski <p>Staff:</p> <ul style="list-style-type: none">Michael Ostrowski, Director mostrowski@stevenspoint.comKyle Kearns, Associate Planner kkearns@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none">2408-32-2026-10 <p>Zone(s):</p> <ul style="list-style-type: none">"B-3" Central Business District <p>Master Plan:</p> <ul style="list-style-type: none">Downtown District <p>Council District:</p> <ul style="list-style-type: none">District 1 – Beveridge <p>Lot Information:</p> <ul style="list-style-type: none">Actual Frontage: 26 feetEffective Frontage: 26 feetEffective Depth: 121 feetSquare Footage: 3,146Acreage: 0.072 <p>Structure Information:</p> <ul style="list-style-type: none">Year Built: addition 1891 (121 years)Number of Stories: 2 <p>Current Use:</p> <ul style="list-style-type: none">Restaurant / Café on first floor, apartments on second floor.	<p>Request</p> <p>Request from Jerome Kawski for façade improvement grant funds in the amount of \$10,960.52 and design review for exterior building work, including the replacement of windows, storefront awning, and significant masonry work at 1059 Main Street (Parcel ID 2408-32-2026-10).</p> <p>Attachment(s)</p> <ul style="list-style-type: none">Parcel Data SheetApplicationContractor Bids <p>City Official Design Review / Historic District</p> <ul style="list-style-type: none">Design Review District <p>Register of Historic Places</p> <ul style="list-style-type: none">Mathias Mitchell Public Square – Main Street Historic District <p>Staff Recommendation</p> <p>Approve, subject to the following condition(s):</p> <ul style="list-style-type: none">First floor and second floor window trim shall match.If possible, windows shall be made of wood and permitted to have an aluminum exterior.Awning dimensions, and logo renderings shall be submitted and reviewed by the Commission if they change in color or design from the existing.Tuckpointing shall match to the greatest extent possible the original mortar and spacing on the building.Pressure washing shall be performed with warm water, or organic compounds (no volatile soaps) at a low PSI not more than 500, to avoid deterioration of stone.All work shall be completed within one year.Project must adhere to Façade Improvement Grant Program Guidelines.No funds shall be disbursed until project is fully completed.The maximum City participation shall not exceed \$10,960.52 and no individual cost shall exceed the following:
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Applicable Regulations:

- Chapter 22
- Downtown Design Guidelines
- Façade Improvement Grant Program Guidelines

Improvements	Details	Cost	Proposed Matching Grant Assistance
Masonry	Tuckpointing	Don Dulak & Son Masonry - \$3,740	\$1,870
	Granite Cost	Stone Innovations Inc. - \$4,926.50	\$2,465.25
	Granite Installation	Don Dulak & Son Masonry - \$2,200	\$1,100
		Mark Check Masonry - \$1,900	\$950
Windows	Commercial	Precision Glass & Door - \$4,482	\$2,241
		Area Glass - \$5,482	\$2,741
	Second Story	Precision Glass & Door - \$4,520 + \$280 Paint	\$2,400
		Area Glass - \$5,109 + \$313.58 Paint	\$2,711.29
Awning	Front Awning	Baraboo Tent Awning - \$2,388 Pain Company	\$1,194
		Duralum Siding, Windows & Sunrooms - \$2,068.53	\$1,034.27
TOTAL (Lowest Bid)		\$21,917.03	\$10,960.52

Vicinity Map



Scope of Work

Jerome Kawski is requesting Façade Improvement Grant Program funds for exterior renovation to his building at 1059 Main Street. Mr. Kawski operates his restaurant / cafe (The Wooden Chair) within the first floor commercial space and rents the second floor apartments above. Long before Mr. Kawski's occupancy the building was used as a bank. It was very unique in that it was constructed of Bayfield Sandstone, a local stone no longer available. Overtime, the building's storefront and facade have changed due to use, weathering and City regulations. Mr. Kawski has stated that the proposed improvements listed below will increase the aesthetics of downtown, help to maintain a unique building, and better his business.

Façade Improvements:

- Grind out all open joints, and tuckpoint brick,
- install new first floor commercial windows,
- install new second story residential windows,
- replace front and rear awning fabric and lettering, and

- remove vitrolite tiles below commercial windows and along front door and reconstruct storefront below commercial windows.

Façade improvement grant funds are requested for the following:

- Grind out all open joints, and tuckpoint brick (storefront only),
- install new first floor commercial windows,
- install new second story residential windows,
- replace front awning fabric, and
- remove vitrolite tiles below commercial windows and along front door and reconstruct storefront below commercial windows.

All proposed improvement or renovation must obtain Historic Preservation / Design Review approval.

Standards of Review

Design Guidelines

The following standards would apply to this request:

Masonry

To the extent possible, original materials shall be retained in existing facades. They should be removed only where they are structurally unsound and are beyond restoration, and then only in accordance with an approved design scheme. Natural materials are preferred over simulated or synthetic materials. The types of material preferred, but not limited to, may include: brick, stone, wood, stucco, clay, tile, ceramic tile, quarry tile, terra cotta, and cut stone. Materials to be avoided may include, but not be limited to, concrete block, plastic, fiberglass, simulated brick, simulated stone, hardboard or metal siding panels and wood siding panels.

Analysis: Tuckpointing of the building is proposed for the front façade facing Main Street. One bid has been obtained from Don Dulak and Son Masonry, Inc. for the tuckpointing. Brick work to be performed below the commercial first floor windows will consist of the installation of Dakota Mahogany Granite, as the original Bayfield Sandstone is unavailable. A bid for the cost of material has been submitted by Stone Innovations Inc. and two bids to perform the work have been submitted by Don Dulak and Son Masonry, Inc. and Mark Check Masonry.

Findings: Don Dulak and Son Masonry, Inc. is a local company that has performed work on other downtown buildings. Mark Check Masonry is also local and has years of experience in masonry, however will not be performing the tuckpointing. Sandstone Innovations Inc., supplying the granite, is based out of Plover and is known for their exceptional work. The Dakota Mahogany Granite closely matches the sandstone and is strong enough to withstand damage from pedestrians which is a concern of Mr. Kowski. The existing vitrolite tile is broken in several places and furthermore, does not fit within the context of the building as it is a glossy black color.

Windows

The original shape, proportion, and scale of window openings shall be maintained. Blocking up or otherwise closing off of an original window shall not be permitted unless deemed necessary for energy efficiency. Exceptions may be made based on overall design concept. Wooden replacement windows are encouraged, however, new metal window frames (permanent or storm) should be either painted or anodized with a finish in character with the building being renovated.

Analysis: Commercial windows are proposed on the first floor, similar in size to the existing windows. Mr. Kowski's storefront is unique in that the dining area within the restaurant is razed approximately two feet, hence the need for brick work below the windows. Three second story windows are proposed to be replaced. Details for the windows are below. Two bids have been obtained by Area Glass, and Precision Glass and Door to perform all glass work. Both have submitted the same window types.

Commercial Windows: Four (4) 1 inch thick OA Clear, low-e insulated (tempered) glass windows with class 1 dark bronze anodized finish.

Residential Windows: **Option 1:** Three (3) Vinyl double hung windows with low-e insulated glass with an aluminum exterior.

Option 2: Bronze anodized aluminum window with low-e insulated glass split in halves with the lower half to be a project in hopper window and the top stationary.

Findings: The proposed windows are historically relevant and match that of the surrounding buildings. Although the commercial first floor windows do not match that of the original storefront, they have been in use since the mid 1900's. Option 1 is recommended for residential second story windows, as it more so represents the historical windows. Wood frame windows are encouraged to more closely match that of the original. Precision Glass and Door are local and have performed similar work on other historic buildings. Area Glass is based in Tomahawk, Wisconsin.

Signs and Graphics

Sign Standards

Awning Signs / Canopy: Maximum graphic coverage may not exceed allowable graphics area as described under section 5.b.1. Flush mounted signs, or 25% of the total awning area, whichever is less. Graphics displayed on awning end panels shall not exceed 8 s.f. where adjacent to residential areas and 16 s.f. in commercial areas. No part of end panel graphics may extend further than 5 feet from face of building. Use of logos is encouraged and shall be reviewed on a case specific basis. Internal illumination awning shall be opaque except area of allowable graphics. Lighting shall comply with Section 6.A. Sign Lighting. Awnings with triangular (straight) cross-sections are historically appropriate and recommended. Semi-Circular (barrel type) cross-sections shall be considered on case specific bases. Must provide a minimum of 8 foot 6 inches vertical clearance between the bottom of the awning and finished grade. Shall project a minimum of 3' 6" to provide pedestrians protection from the elements. May extend to a point not more than 2' in from face of curb or 7' from building face, whichever is less. Must be constructed of fire resistant material. No vertical supports are allowed in the public right-of-way.

Analysis: The awning will be similar in color to the existing brown and will maintain the same logo. The awning frame will remain, only new fabric and graphics are proposed to replace the existing.

Findings: The existing awning is sun bleached, and faded. Furthermore, the edges are frayed and small holes exist within the fabric. A new awning will help to complete the major renovation and rehabilitation proposed for the building. Standards above have been met.

Façade Improvement Grant Standards

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

Analysis: Jerome Kwaski's building, The Wooden Chair, is located at 1059 Main Street, falling well within the Downtown Design Review District.

Findings: This standard is met.

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

Analysis: The north façade faces Main Street and is the only facade being proposed for restoration. Bids include brick work and glass work on the rear façade which has since been pushed back for review at a later date.

Findings: This standard is met.

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

Analysis: The installation of commercial first floor windows, second floor windows, brick work in the form of tuckpointing and reconstruction, as well as the installation of a new awning make up the building improvement project.

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: Brick work proposed will restore the existing brick, matching closer to the original. The vitrolite proposed to be replaced along the storefront is cracked and broken. Granite has been proposed to replace the vitrolite which more closely matches the existing stone. The proposed windows are compatible with the original materials.

Findings: The original stone found on the building is no longer available; therefore, something similar has to be used to replace the vitrolite tiles. The proposed Dakota Mahogany Granite matches the color of the existing stone and the texture of the vitrolite tile. Windows within the storefront have existed for decades and offer a unique interior atmosphere as they are raised above the sidewalk. Keeping this uniqueness is important as it is quite rare. Second story windows are a close match to the existing with double hungs. This standard is met.

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

Analysis: Bids for the masonry work were obtained from Don Dulak and Son Masonry Inc., and Mark Check Masonry. Only one bid was received from Don Dulak and Son Masonry Inc. for the tuckpointing. Window installation bids were obtained from Area Glass, and Precision Glass & Door. Lastly, the awning installation bids were obtained from Baraboo Tent & Awning and Duralum Siding, Windows & Sunrooms.

Findings: The unique sandstone on the building makes it more difficult to tuckpoint, in turn, making it more difficult to find someone to perform the work. In the past the Commission has allowed one bid for other proposed work and this case warrants only one bid. Two bids have been submitted for all other proposed work.

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

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

Improvements	Details	Cost	Proposed Matching
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			Grant Assistance
Masonry	Tuckpointing	Don Dulak & Son Masonry - \$3,740	\$1,870
	Granite Cost	Stone Innovations Inc. - \$4,926.50	\$2,465.25
	Granite Installation	Don Dulak & Son Masonry - \$2,200	\$1,100
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Windows	Commercial	Precision Glass & Door - \$4,482	\$2,241
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Awning	Front Awning	Baraboo Tent Awning - \$2,388 Pain Company	\$1,194
		Duralum Siding, Windows & Sunrooms - \$2,068.53	\$1,034.27
TOTAL (Lowest Bid)		\$21,917.03	\$10,960.52

Findings: The requested assistance is \$10,960.52. This standard is met.

- 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 been provided. Property taxes are current there are no outstanding amounts owed to the City.

Findings: This standard is met.

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

Analysis: The design standards that apply to this request, regarding windows, signage, and masonry are met.

Findings: This standard is met.

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

Analysis: Only exterior work to the façade is being proposed. Proper building permits will be obtained.

Findings: This standard is met.

Ranking of Projects for Grant Funds

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 is located in the center of downtown and has been owned and operated by the applicant for many years. It is a very unique building in that it is constructed out of Bayfield Sandstone, no longer quarried.

Additionally, its vitrolite, a unique glass blown material, lines the entryway and below the first floor windows. The business within is also a staple within the downtown and the entire City.

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

Findings: The windows along the first and second floor are deteriorating and offer little insulation. The proposed windows will significantly increase the insulation. Additionally, the vitrolite below the first floor windows and along the entry door is cracked and broken. Lastly, the awning is torn, and frayed after years of abuse from the weather. Tuckpointing to the building is minimal but needed as it will prevent the stone from deteriorating faster and spreading.

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

Findings: All brick work will improve the architectural integrity through the filling of mortar and tuckpointing corners. Additionally, the work proposed below the first floor windows will remove the broken vitrolite, making it more closely match the stone. It is unrealistic to re-create the portico and original storefront however minor improvements to maintain and somewhat restore deteriorating materials are being proposed.

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. The unique stone used to construct the building and its ornate detail makes it stand out within the downtown. No other building within the downtown has this unique stone. This is also a great opportunity to remove the vitrolite that is not historic to the building.

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

Findings: The property is occupied by a business and residential tenants for several years.

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

Findings: It is anticipated that the renovation will attract additional customers to the building.

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

Findings: The existing business in the building will be able to reinvent their storefront and possibly attract more customers. No new jobs will be created.

8. Projects that incorporate mixed uses or multiple tenants.

Findings: The building offers space for one commercial tenant on the first floor with residential tenants above.

Building Images



Storefront – Facing North



Entryway – Vitrolite



Storefront – Broken Vitrolite



Storefront Windows & Door



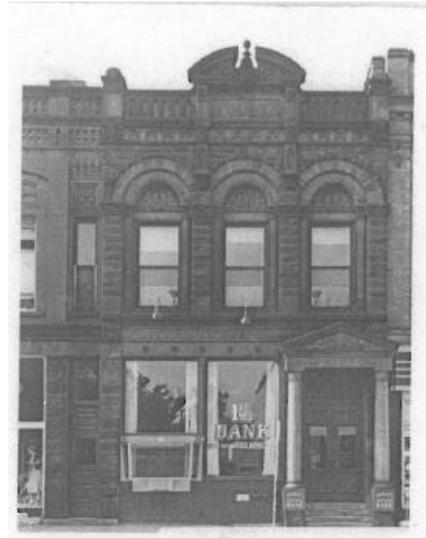
Awning – First National Bank Above



Ornate Detail – Portico Reminisce



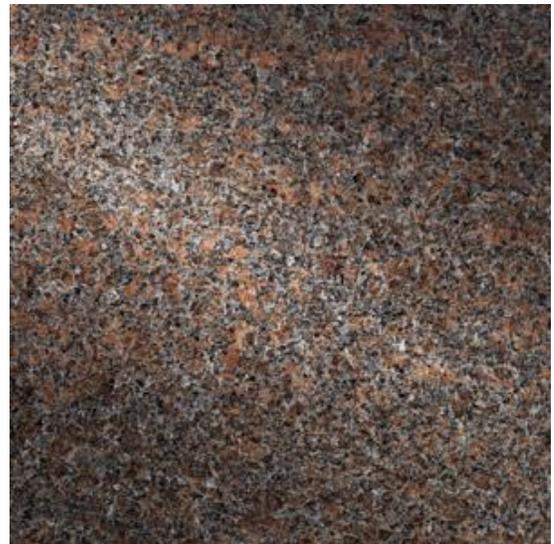
Interior – Commercial Windows



Historic Photo – First National Bank



Historic Photo – First National Bank



**Dakota Mahogany Granite
(Material Installed Below Windows)**

Name and Address		Parcel #	Alt Parcel #	Land Use
Jerome L & Carrie L Kawski 2893 River Road Junction City, WI 54443		240832202610	240832202610	Restaurant w/ Apt(s)
		Property Address		Neighborhood
		1059 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
Jerome L & Carrie L Kawski John R & Susan C Galbreath	8/16/2005	\$125,000	Warranty Deed	677284		Land & Build.
	2/1/2001	\$125,000	Warranty Deed	583386		Land & Build.

SITE DATA**PERMITS**

Actual Frontage	26.0	Date	Number	Amount	Purpose	Note
Effective Frontage	26.0	3/23/1995	24866	\$0	066 Plumbing	water softner
Effective Depth	121.0					
Square Footage	3,146.0					
Acreage	0.072					

2012 ASSESSED VALUE

Class	Land	Improvements	Total
B-Commercial	\$20,800	\$108,000	\$128,800
Total	\$20,800	\$108,000	\$128,800

LEGAL DESCRIPTION

PRT NE NW S32 T24 R8 COM 275' W OF COR MAIN ST & STRONGS AVE TH E52' TH S TO 1/8 LINE TH W 52' TH N TO POB EXC E 26' SOLD TO ANDRAE ALSO INCLU 6" DES 510/75-77 510/424-JT ESMT 677284

PROPERTY IMAGE**PROPERTY SKETCH**

Name and Address		Parcel #	Alt Parcel #	Land Use
Jerome L & Carrie L Kawski 2893 River Road Junction City, WI 54443		240832202610	240832202610	Restaurant w/ Apt(s)
		Property Address		Neighborhood
		1059 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	Restaurant (C avg)	1891	3,120	Masonry - Avg	15
1	2	Apts (C avg)	1891	1,040	Masonry - Avg	15

Total Area

4,160

BASEMENT DATA**COMPONENTS**

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area
1	1	Bar/Tav/Restaurant Unf Bsmnt	1,040				

DETACHED IMPROVEMENTS

Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS**STRUCTURE DATA**

Site Improvement	Units	Age	44
		Year Built	1891
		Eff. Year	1968
		One Bedroom	
		Two Bedroom	1
		Three Bedroom	
		Total Units	1
		Stories	2.00
		Business Name	Restaurant w/ Apt above

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



Michael Ostrowski, Director
 Ph: (715) 346-1567
 Fax: (715) 346-1498
mostrowski@stevenspoint.com
stevenspoint.com

Façade Improvement Grant Program Application

ADMINISTRATIVE SUMMARY (Staff Use Only)

Date Submitted	5-25-12	Date Reviewed	5-25-12	Approved	Yes <input type="checkbox"/> (\$ _____) No <input type="checkbox"/>
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APPLICANT/OWNER INFORMATION

APPLICANT INFORMATION		Owner Information (Same as Applicant? <input type="checkbox"/>)	
Applicant Name	Wooden Chair - Jerome Kowski	Contact Name	Jerry KAWSKI
Address	1059 Main Street	Address	2893 River Road
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	Junction City, WI 54443
Telephone	(715) 341-1133	Telephone	(715) 457-6766
Cell	(715) 498-9555	Cell	(715) 498-9555
Fax		Fax	
Email		Email	

PROJECT SUMMARY

Scope of Work to be Undertaken (attach contractor estimates, if available)	
Replace Front Windows + Awning, with complete stone front below front windows.	
Describe the Positive Impact Your Project will Bring to Stevens Point	
Improve aesthetics of the downtown.	
Total Cost of Project Improvements	Amount of Matching Grant Assistance Requested
\$ 26,917.03	\$ 10,960.52
Estimated Start Date	Estimated Completion Date
July, 2012	—
Number of Commercial Tenant Spaces Within the Building	Number of Residential Tenant Spaces Within the Building
1	

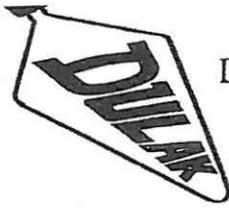
EXHIBITS (The following materials must accompany your application in order to be considered for matching grant assistance funding)

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 type="checkbox"/>	
A description/sample of project materials and colors. <i>No Samples</i>	<input checked="" type="checkbox"/>	
Proof of insurance.	<input checked="" type="checkbox"/>	
Must be current on all real estate and personal property taxes.	<input checked="" type="checkbox"/>	
No outstanding amounts owed to the City of Stevens Point.	<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 (if not the Applicant)	Date
<i>Jerone Kaurhi</i>	<i>5-25-12</i>	<i>-</i>	<i>-</i>



DON DULAK & SON MASONRY, INC.
 2185 ANNA RAY LANE
 ROSHOLT, WI 54473



PHONE: (715)-344-4705
 FAX: (715)-344-5933

FOR: WOODEN CHAIR

DATE: APRIL 2, 2012

APPROX. QUOTE FOR: TUCKPOINTING / BRICK

TUCKPOINT BACK SIDE OF BUILDING

- PRESSURE WASH
- TUCK POINT AS NEEDED
- SCAFFOLDING ON ROOF

APPROX. \$ 6,100.00

TUCKPOINT FRONT

- PRESSURE WASH
- TUCKPOINT AS NEEDED

APPROX. \$ 3,000.00

WI LIFT

740.00
 \$ 3,740.00

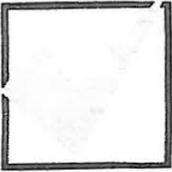
LAY BRICK ON FRONT ENTRANCE

\$ 2,200.00

THANK YOU
 SHANE D.

NO HEAT OR WINTER PROTECTION IN THIS QUOTE

THIS QUOTE IS GOOD FOR 30 DAYS FROM DATE ABOVE



Mark Check Masonry

711 Jordan road
Stevens Point, WI. 54481
Home 344-6231
Work 340-6956

Proposal

Number: **E167**

Date: **March 14, 2012**

Bill To:

Jerry Kowski
2893 river rd.
Junction city, WI. 54443
715-4576166

Ship To:

Description	Amount
Tear out tile, clean up block backing and lay a brick wall instead of stone 23" tall wall along bottom of window, includes brick 3' wide wall on right side of entry door would be about the same price depending on how fancy you would want it	1,900.00
Total	\$1,900.00

Date 5/31/2012

Customer
The Wooden Chair
1059 Main St.
Stevens Point WI 54481
Jerry Kowski

Taxable y/n Yes

Project Name/Information
Replacement lower window pane



Stone Innovations
"The Look Of A Lifetime"

Phone:
Fax:
Email:
Jobsite Phone:
Salesperson: Matt Lansing

Estimate

3611 Post Rd.
Plover, WI 54467
Phone 715-345-1601
Fax 715-345-1602
www.stoneinnovations.net
stoneinn@stoneinnovations.net

Terms 50% dn, 50% final

Description ver. 021111

Qty. Rate Item Total

Panels under front main windows.	\$1,831.98	\$1,831.98
Panels under windows to left at entry way.	\$684.23	\$684.23
Panel to right of main door.	\$2,153.46	\$2,153.46

Materials to be 3/4" Dakota Mahogany with a honed surface finish.

Priced with material delivered to the jobsite. Does NOT include installation.

Tax 5.5% \$256.83

2010 Stone World Magazine National Fabricator of the Year!

Total \$4,926.50

I understand that stone and engineered stone is a product or contains a product of nature therefore consistency of grain, color, surface finish thickness, and/or appearance cannot be guaranteed to match from sample to slab or from piece to piece.

I understand that the lead time does not begin until all information is in SII's hands including all templates, all sink, faucet, stove, downdraft, and outlet information.

I understand that seam placement is up to SII and that all attempts will be made to place seams to the customers preferences but that changes may need to be made according to the layout involved, material used, cutouts being performed, installation accessibility, and other factors not up at SII's control.

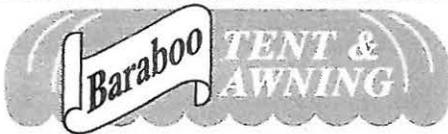
I understand that SII is not responsible for connection or disconnection of any plumbing or electrical appliance whether directly stated or implied.

Sales Estimate Accepted

Signature

Date

Member of Golden Sands Home Builders and Central Wisconsin Home Builders Associations



Proposal

DATE: APRIL 12, 2012

1111 Walnut Street PO Box 57
Baraboo, WI 53913
Phone 800-332-8303 Fax 608-356-0140
Email: johnpinkston@barabooawning.com

Other great products by Baraboo Tent and Awning, Inc.:
Awnings • Canopies • Large Format Digital Printing
Boat Covers • Industrial Curtains • Banners
Cabanas • Retractable Awnings • Umbrellas
Custom Sewing • Trailer Covers • Porch Curtains
Party Tent Rental

PROPOSAL
SUBMITTED
TO:

The Wooden Chair
1059 Main Street
Stevens Point WI 54481
Phone: 715-341-1133
Fax:

We hereby submit specifications for: Recover two convex awnings.
Sizes: 22' 1" wide x 46" drop x 52" projection and one at 69" wide x 34" drop x 32" projection.
Fabric: Sunbrella.
Fabric Color: Your choice of any solid color from the sample book.
Graphics: 12" letters on the large awning and 6" letters on the other.
Graphics color: Your choice of one color.
Graphic: The Wooden Chair.
Awning covers installed by Baraboo Tent & Awning.

Sales tax will be added to the price below.

We propose hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of \$2,388.00 dollars.
Terms: 1/2 down balance on delivery.

All material is warranted to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Note: This proposal may be withdrawn by us if not accepted within 30 days. Interest will be charged on late payments at the rate of 18% per annum.

Baraboo Tent & Awning, Inc. Authorized Signature:

Customer Authorized Signature:

John Pinkston

THANK YOU FOR YOUR BUSINESS!

CALL US OR VISIT OUR WEBSITE www.barabooawning.com

CONTRACT

Duralum Siding, Windows & Sunrooms
3250 Mecca Drive
Plover, WI 54467
(715) 344-7363 or 800-888-7384

Charter Member: Golden Sands Home Builders Association: Contractor Certification # 1781

Proposal Submitted To: The Wooden Chair	Phone: 715-341-1133	Date: 4-12-2012
Street: 1059 Main St.	Cell:	
City, State: Stevens Point, Wisconsin	Email:thewoodenchair@gmail.com	
Zip: 54481		

We hereby submit specifications and estimates for:

Remove present fabric awnings on front and back of building due to weathering. Inspect and repair frame work and check mounting to make sure it is secure. Install new covers and secure properly. Clean up and remove all debris created by work listed above and dispose of properly.

Materials, tax and Labor \$ 2,273.53

Website: WWW.DURALUMSIDING.COM

NOTICE OF LIEN RIGHTS

Builder hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned builder, are those who contract directly with the owner, or those who give the owner notice within 60 days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those who furnish labor or materials for the construction, and should give a copy of each notice received to his mortgage lender, if any. Builder agrees to cooperate with the owner and his lender, if any, to see that all potential lien claimants are duly paid.

CUSTOMER'S RIGHT TO CANCEL

You may cancel this agreement by mailing a written notice to our above address before midnight on the 3rd business day after the signing of this agreement. You may use this pages as that notice by writing "I hereby cancel" and adding your name, address and date. A duplicate of this page is proved by the seller for your records.

WE HEREBY PROPOSE to furnish material and labor complete in accordance with above specifications, for the sum of:
dollars (\$_2,273.53_)

Payment to be made as follows: 50% Downpayment, the balance due upon receipt

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays are beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation insurance.

Carey Larson Cell 715-572-7301

Authorized Signature

Note: This proposal may be withdrawn by us if not accepted within 15 days.

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature:

Date of Acceptance: _____

Signature:

PRECISION Glass & Door, LLC

2326 POST ROAD
STEVENS POINT, WI 54481
CL: 715.347.8040
FX: 888.700.0516
brandt@precisionglasswi.com

Date: 4/27/12

Project: Upstairs windows/doors

To: The Wooden Chair

Location: Stevens Point WI

Att: Jerry/Carrie

Proposal #: The Wooden Chair – apartment windows

WE PROPOSE TO FURNISH materials and/or labor as follows:

Replace (3) windows in upstairs apartment (Main Street side) as per request.

Option #1 – Vinyl double hung window with stationary picture window mulled on top of it thus making it a (3) tall x (1) lite wide window. Glass to be low-e with argon gas. Cost includes grids (between the glass) as per request. Exterior perimeter of window to be wrapped with aluminum. (“Brick-mold” only)

Beige vinyl interior/exterior \$4,520.00 tax included
Add for painted exterior (1) of (7) colors with white interior \$280.00

Option #2 – Bronze anodized aluminum window split in ½ -- lower ½ to be a project in hopper window – upper ½ to be stationary – Glass to be low-e with argon gas. Cost includes grids (between the glass) as per request. Exterior perimeter of window to be wrapped with aluminum. (“Brick-mold” only)

For the sum of \$5,180.00 tax included

Replace exterior entrance door to the apartment as requested. (Picture of new door is attached) Door to be custom size to fit opening. Cost includes: Low-e/argon gas glass – pre-finished interior/exterior – mail slot – 430 door style – full wood frame – Heritage Fiberglass door slab – Embossed 2-panel (lower) – Trilennium multi-point lock with Pinnacle lever handle – Reuse interior casing – Includes exterior aluminum wrapping.

For the sum of \$3,090.00

Thank you for the opportunity to bid on this project. If you have any questions or would like to place an order please call Don Turzinski at 715-344-8525.

This proposal offer is valid for 30 DAYS from the above date. If the proposal offer is not accepted within the specified period this offer becomes invalid unless extended in writing by parties. This proposal offer is subject to the following terms and conditions which are an integral part of this offer.

WE RESERVE THE RIGHT TO CORRECT CLERICAL ERRORS. NOT WITHSTANDING PRIOR ACCEPTANCE OF THE ERROR IS IN ONE OF SUBSTANCE RATHER THAN FORM, AND ACCEPTANCE OF THE PROPOSAL OCCURS BEFORE ITS CORRECTION. SUCH ACCEPTANCE MAY BE WITHDRAWN IF CORRECTION RENDERS THIS PROPOSAL UNACCEPTABLE.
WORK WILL BE COMMENCED AS PROMPTLY AS POSSIBLE AFTER CONTRACTOR NOTIFIES US THAT SUFFICIENT AREAS ARE READY FOR GLAZING TO INSURE CONTINUOUS WORKING CONDITIONS WITHOUT IMPOSING ON US UNNECESSARY TRIPS TO AND FROM THE JOB. WHEREAS EXTRA TRIPS ARE REQUIRED BY THE CONTRACTOR, ADDITIONAL CHARGES WILL BE MADE.
WORK WILL BE EXECUTED AS PROMPTLY AS POSSIBLE, BUT SUBJECT TO DELAYS OCCASIONED BY STRIKES, LOCK-OUTS, FREEZE, CANCELS, AND OTHER CAUSES BEYOND OUR CONTROL. WE DO NOT REPLACE BREAKAGE OR DAMAGED MATERIALS UNLESS CAUSED DIRECTLY BY OUR EMPLOYEES.
THIS PROPOSAL IS BASED ON ALL WORK BEING PERFORMED DURING REGULAR WORKING HOURS. EXTRA CHARGES WILL BE MADE FOR ANY OVERTIME WORK.
THIS PROPOSAL, IF ACCEPTED, IS SUBJECT TO THE APPROVAL OF OUR CREDIT DEPARTMENT.
WE AGREE TO REMOVE OUR OWN DEBRIS AND WILL NOT ASSUME AND CHARGE FOR REMOVAL BY OTHERS.
SCHEDULING IS TO BE PROVIDED BY THE GENERAL CONTRACTOR WITHOUT CHARGE TO US, UNLESS OTHERWISE AGREED.
THE GENERAL CONTRACTOR WILL PROVIDE ADEQUATE STORAGE SPACE FOR MATERIALS INSIDE THE BUILDING, WITHOUT CHARGE.
OUR PROPOSAL DOES NOT INCLUDE ANY SPECIAL ENCLOSURE TO COMPLETE WORK IN ADVERSE WEATHER.
THIS PROPOSAL WILL BE INCORPORATED AND MADE PART OF ANY CONTRACT. THE TERMS AND CONDITIONS OF OUR PROPOSAL SHALL SUPERSEDE ANY CONFLICTING PROVISIONS IN OTHER CONTRACT DOCUMENTS.
WE WILL NOT ACCEPT CHANGES OR EXTRAS TO THE CONTRACT WITHOUT PRIOR WRITTEN AUTHORIZATION PROVIDING ADEQUATE ADJUSTMENT TO THIS CONTRACT.
WE ARE TO BE PROVIDED ADEQUATE USE OF THE MOST DURING REGULAR WORKING HOURS FOR TRANSPORTATION OF OUR MATERIALS. NO CHARGE IS TO BE MADE FOR OUR EMPLOYEES USE OF TEMPORARY ELEVATORS. IT IS UNDERSTOOD THAT WE ARE TO BE PROVIDED THE SUITABLE SPACE ON THE PROJECT SITE FOR STORAGE OF MATERIALS WITHOUT CHARGE.
ALL MATERIALS WILL BE FURNISHED IN ACCORDANCE WITH MANUFACTURER'S TOLERANCES FOR COLOR VARIATIONS, THICKNESS, FIT, FINISH, TEXTURE, AND PERFORMANCE STANDARDS.
WE DO NOT CLEAN ANY MATERIAL, GLASS, METAL, CONSTRUCTION, OR SPANIELL. THIS PROPOSAL DOES NOT INCLUDE ANY CLEANING OF INSTALLED MATERIALS.
TERMS TO BE PAID EACH MONTH UPON PRESENTATION OF INVOICE. THE BALANCE IN FULL WITHIN 30 DAYS AFTER COMPLETION OF OUR WORK.

ACCEPTED: _____

PROPOSAL BY: _____

DATE: _____

Brandt Laughnan



COMMERCIAL • RESIDENTIAL

199 Oneida Dr. Suite B
Tomahawk, WI 54487
800-472-7480 (phone) 715-453-8445 (fax)

202 West Cottage Rd. Suite G
Cottage Grove WI, 53527

PROPOSAL

Date: 05-4-12
Customer: Carrie & Jerry
Project: The Wooden Door

We propose to fab, furnish & install:

Replace (3) windows (Main Street side) in upstairs apartment.

Option #1 – Vinyl double hung window with stationary picture window mulled on top of it making it a (3) tall x (1) lite wide window. Low-e Argon Glass) Exterior perimeter of window to be wrapped with aluminum, "Brick-mold". . Cost includes grids (between the glass) Vinyl interior/exterior(Beige) in color

For the sum of \$5,109.00 tax included
Add for painted choice 1 of 7 with white interior \$313.58

Option #2 – Bronze anodized aluminum window split in 1/2 -- lower 1/2 to be a project in hopper window – upper 1/2 to be stationary – Glas sunits to be low-e with argon) Exterior perimeter of window to be wrapped with aluminum, "Brick-mold". Cost includes grids (between the glass)

For the sum of \$5,826.00 tax included

Replace exterior entrance door to the apartment. Door the be custom size to fit opening. Cost includes: Low-e/argon gas glass – pre-finished interior/exterior – mail slot – 430 door style – full wood frame – Heritage Fiberglass door slab – Embossed 2-panel (lower) – Trilennium multi-point lock with Pinnacle lever handle – Reuse interior casing – Includes exterior aluminum wrapping.

For the sum of \$3,759.00



COMMERCIAL • RESIDENTIAL

199 Oneida Dr. Suite B
Tomahawk, WI 54487
800-472-7480 (phone) 715-453-8445 (fax)

202 West Cottage Rd. Suite G
Cottage Grove WI, 53527

PROPOSAL

Date: 04-13-12
Customer: Carrie & Jerry
Project: The Wooden Chair

We propose to fab, furnish & install:

GLASS: 1" OA CLEAR LOW-E INSULATED (TEMPERED AS REQUIRED BY CODE) WITH ARGON GAS
FRAMING: KAWNEER 451T 2" x 4 1/2" THERMALLY IMPROVED STOREFRONT
FINISH: #40 CLASS I DARK BRONZE ANODIZED

(1) – (3) LITES WIDE x (2) LITE HIGH, APX FRAME SIZE 166" x 108"
(1) – (1) LITE WIDE x (2) LITES HIGH, APX FRAME SIZE 60" x 108"

.040 BREAK METAL FINISHED TO MATCH FRAMES USED AS CORNER CLOSURES

TOTAL AS DESCRIBED ABOVE, FABBED, FURNISHED, AND INSTALLED, TAX INCLUDED, IS: \$5,482.00

**PRICE ABOVE INCLUDES REMOVAL AND DISPOSAL OF THE EXISTING MATERIAL

ABOVE PRICING IS FOR THE STOREFRONT FRAMING ONLY – SEE ADDITIONAL ATTACHMENT FOR REAR ALUMINUM DOOR AS WELL AS VINYL, LETTERING

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance.

The following are not included and are to be the owners/contractors responsibility:

**Building permit (unless specified)

**Temporary barricades (traffic, weather, or theft)

**Finish painting/staining (unless specified)

As required by the WI Construction Lien Law, builder hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the above signed builder, are those who contract directly with the owner or those who give the owner notice within 60 days after they first furnish construction, and should give a copy of each notice received to his mortgage lender, if any. Builder agrees to cooperate with the owner and his lender, if any, to see that all potential lien claimants are duly paid.

Acceptance of proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____ Date _____

PRECISION Glass & Door, LLC

2326 POST ROAD
STEVENS POINT, WI 54481
CL: 715.347.8040
FX: 888.700.0516
brandt@precisionglasswi.com

Date: 4/13/12

Project: Storefront

To: The Wooden Chair

Location: Stevens Point WI

Att: Jerry/Carrie

Proposal #: 12-0043 REV1

WE PROPOSE TO FURNISH materials and/or labor as follows:

GLASS: 1" OA CLEAR LOW-E INSULATED (TEMPERED AS REQUIRED BY CODE) WITH ARGON GAS
FRAMING: KAWNEER 451T 2" x 4 1/2" THERMALLY IMPROVED STOREFRONT
FINISH: #40 CLASS I DARK BRONZE ANODIZED

- (1) - (3) LITES WIDE x (2) LITE HIGH, APX FRAME SIZE 166" x 108"
- (1) - (1) LITE WIDE x (2) LITES HIGH, APX FRAME SIZE 60" x 108"

.040 BREAK METAL FINISHED TO MATCH FRAMES USED AS CORNER CLOSURES

TOTAL AS DESCRIBED ABOVE, FABBED, FURNISHED, AND INSTALLED, TAX INCLUDED, IS: \$4,482.00

**PRICE ABOVE INCLUDES REMOVAL AND DISPOSAL OF THE EXISTING MATERIAL

ABOVE PRICING IS FOR THE STOREFRONT FRAMING ONLY - SEE ADDITIONAL ATTACHMENT FOR REAR ALUMINUM DOOR AS WELL AS VINYL, LETTERING

This proposal offer is valid for 30 DAYS from the above date. If the proposal offer is not accepted within the specified period this offer becomes invalid unless extended in writing by parties. This proposal offer is subject to the following terms and conditions which are an integral part of this offer.

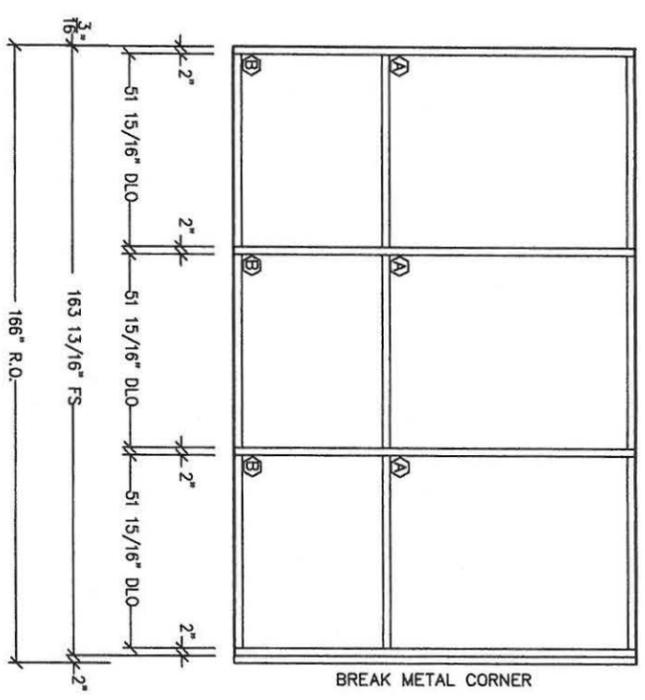
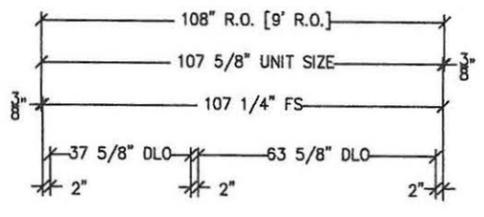
WE RESERVE THE RIGHT TO CORRECT CLERICAL ERRORS. NOT WITHSTANDING PRIOR ACCEPTANCE OF THE OFFER IS IN ONE OF SUBSTANCE RATHER THAN FORM, AND ACCEPTANCE OF THE PROPOSAL OCCURS BEFORE ITS CORRECTION. SUCH ACCEPTANCE MAY BE WITHDRAWN IF CORRECTION RENDERS THE PROPOSAL UNACCEPTABLE.
WORK WILL BE COMMENCED AS PROMPTLY AS POSSIBLE AFTER CONTRACTOR NOTIFIES US THAT SUFFICIENT AREAS ARE READY FOR GLAZING TO INSURE CONTINUOUS WORKING CONDITIONS WITHOUT INTERRUPTING OR UNNECESSARY TRIPS TO AND FROM THE JOB. WHENAS EXTRA TRIPS ARE REQUIRED BY THE CONTRACTOR, ADDITIONAL CHARGES WILL BE MADE.
WORK WILL BE EXECUTED AS PROMPTLY AS POSSIBLE, BUT SUBJECT TO DELAYS OCCASIONED BY STRIKES, LOCKOUTS, PILES, CARRIAGES, AND OTHER CAUSES BEYOND OUR CONTROL. WE DO NOT REPLACE BREAKAGE OR DAMAGED MATERIALS UNLESS CAUSED DIRECTLY BY OUR EMPLOYEES.
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WE AGREE TO REMOVE OUR OPEN DEBRIS AND WILL NOT ASSUME AND CHARGE FOR REMOVAL BY OTHERS.
SCAFFOLDING IS TO BE PROVIDED BY THE GENERAL CONTRACTOR WITHOUT CHARGE TO US, UNLESS OTHERWISE AGREED.
THE GENERAL CONTRACTOR WILL PROVIDE ADEQUATE STORAGE SPACE FOR MATERIALS, INSIDE THE BUILDING, WITHOUT CHARGE.
OUR PROPOSAL DOES NOT INCLUDE ANY SPECIAL ENCLOSURE TO COMPLETE WORK IN ADVERSE WEATHER.
THIS PROPOSAL WILL BE INCORPORATED AND MADE PART OF ANY CONTRACT. THE TERMS AND CONDITIONS OF OUR PROPOSAL SHALL SUPERSEDE ANY CONFLICTING PROVISIONS IN OTHER CONTRACT DOCUMENTS.
WE WILL NOT ACCEPT CHANGES OR EXTRAS TO THE CONTRACT WITHOUT PRIOR WRITTEN AUTHORIZATION PROVIDING ADEQUATE ADJUSTMENT TO THE CONTRACT.
WE ARE TO BE ALLOWED ADEQUATE USE OF THE PROJECT DURING REGULAR WORKING HOURS FOR TRANSPORTATION OF OUR MATERIALS. NO CHARGE IS TO BE MADE FOR OUR EMPLOYEES USE OF TEMPORARY ELEVATORS. IT IS UNDERSTOOD THAT WE ARE TO BE PROVIDED WITH SUITABLE SPACE ON THE PROJECT SITE FOR STORAGE OF MATERIALS WITHOUT CHARGE.
ALL MATERIALS WILL BE FURNISHED IN ACCORDANCE WITH MANUFACTURER'S TOLERANCES FOR COLOR VARIATIONS, THICKNESS, SIZE, FINISH, TEXTURE, AND PERFORMANCE IT STANDARDS.
WE DO NOT CLEAN ANY MATERIAL, GLASS, METAL, CONSTRUCTION, OR SPANDREL. THIS PROPOSAL DOES NOT INCLUDE ANY CLEANING OF INSTALLED MATERIALS.
TERMS TO BE PAID EACH MONTH UPON PRESENTATION OF INVOICE. THE BALANCE IN FULL WITHIN 30 DAYS AFTER COMPLETION OF OUR WORK.

ACCEPTED: _____

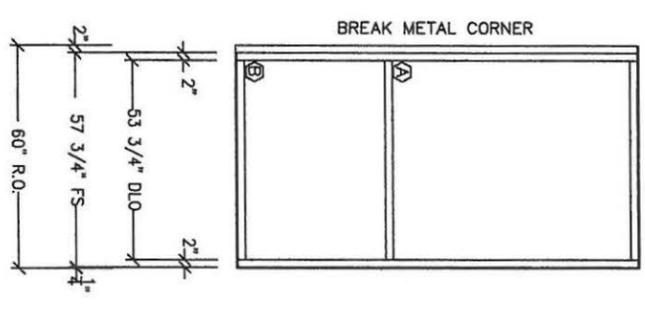
PROPOSAL BY: _____

DATE: _____

Brandt Laughnan



STOREFRONT BAY A
 QTY REQ'D: 1 TOTAL



STOREFRONT BAY B
 QTY REQ'D: 1 TOTAL

PLAN VIEW

SHEET NAME FRAME ELEVATIONS SCALE 1/4" = 1'-0" DRAWN BY BL DATE: 2.23.12 DRAWING NO. E1	PROJECT NAME: STOREFRONT LOCATION: STEVENS POINT WI	PRECISION GLASS AND DOOR 2326 POST RD STEVENS POINT WI 54481 Phone: (715) 344-8525 FAX: (715) 344-8560	REV. NO. DATE BY	REVISION DESCRIPTIONS
	Project Number		(Empty revision table)	