



AGENDA
**HISTORIC PRESERVATION/
DESIGN REVIEW COMMISSION**

Members

- Chairperson Tim Siebert
- Vice Chair Peter Munck
- Alderperson Marc Christianson
- Erik McFarland
- Sarah Scripps
- Carol Molepske (Alternate 1)
- Jordan Hornung (Alternate 2)

Date and Time: September 28, 2022
3:30 PM

Location: Community Room
933 Michigan Avenue, Stevens
Point, WI

OR

Zoom Teleconferencing

Meeting ID: 830 2652 1653
| Passcode: 765127

By

Computer: <https://us02web.zoom.us/j/83026521653?pwd=VnBCcmxUUmNtNmRJekgyZnhKdGphZz09>

By Phone: +1-312-626-6799 (US
Chicago)

Opening Section:

1. Roll Call

Discussion and Possible Action on the Following:

2. Selection of a temporary chairperson for the September 28, 2022 meeting of the Historic Preservation / Design Review Commission.
3. Report of the August 10, 2022 meeting of the Historic Preservation / Design Review Commission.
4. A request from Dale Warner for a design review to install a new window on the building located at 2101 Clark Street (Parcel ID 281240833200604).
5. Staff Updates:

PLEASE TAKE NOTICE that any person who has special needs while attending these meetings or needs agenda materials for these meetings should contact the City Clerk as soon as possible to ensure that a reasonable accommodation can be made. The City Clerk can be reached by telephone at (715) 346-1569 or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

Maps further defining the above area(s) may be obtained from the City of Stevens Point Department of Community Development, 1515 Strongs Avenue, Stevens Point, WI 54481, or by calling (715) 346-1567, during normal business hours.

PLEASE TAKE FURTHER NOTICE that a quorum of the Common Council may be in attendance at this meeting.

- Design Guidelines of the Historic Preservation / Design Review Commission.

Closing Section:

6. Adjourn

PLEASE TAKE NOTICE that any person who has special needs while attending these meetings or needs agenda materials for these meetings should contact the City Clerk as soon as possible to ensure that a reasonable accommodation can be made. The City Clerk can be reached by telephone at (715) 346-1569 or by mail at 1515 Strong's Avenue, Stevens Point, WI 54481.

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PLEASE TAKE FURTHER NOTICE that a quorum of the Common Council may be in attendance at this meeting.

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

August 10, 2022 – 3:30 PM
933 Michigan Ave, Stevens Point, WI 54481

PRESENT: Commissioner Siebert, Commissioner Munck, Commissioner McFarland, Commissioner Scripps, and Commissioner Molepske.

ALSO PRESENT: Associate Planner/Zoning Administrator Kuhn, and unidentified audience members via Virtual Zoom Meeting.

INDEX:

Opening Section:

1. Roll Call

Discussion and Possible Action on the Following:

2. Report of the July 13, 2022 meeting of the Historic Preservation / Design Review Commission.
3. A request from Kirk Reimann, representing BMO Harris Bank, for a design review to install two wall signs on the property located at 1245 Main Street (Parcel ID 281240832202704).
4. A request from Mike Beacom for a facade improvement grant in the amount of \$9,134.80 to perform exterior improvements to the building located at 1052 Main Street (Parcel ID 281240832202938).
5. A request from the City of Stevens Point to amend Section 7.4 of the Historic Preservation / Design Review Commission Design Guidelines as it relates to required approvals to construct a new accessory structure.
6. A request from the City of Stevens Point to amend Section 7.4 of the Historic Preservation / Design Review Commission Design Guidelines as it relates to required approvals for the renewal of expired design review certificates.
7. A request from the City of Stevens Point to amend Section 6.1.2.6 of the Historic Preservation / Design Review Commission Design Guidelines as it relates to demolition review guidelines.

Closing Section:

8. Adjourn

Opening Section:

1. Roll Call

Present: Siebert, Munck, McFarland, Scripps

Excused: Christianson, Molepske, Hornung

Discussion and Possible Action on the Following:

2. Report of the July 13, 2022 meeting of the Historic Preservation / Design Review Commission.

Motion by Commissioner McFarland to approve the report of the July 13, 2022 meeting of the Historic Preservation / Design Review Commission; seconded by Vice Chairperson Munck.

Motion carried 4-0.

3. A request from Kirk Reimann, representing BMO Harris Bank, for a design review to install two wall signs on the property located at 1245 Main Street (Parcel ID 281240832202704).

Associate Planner/Zoning Administrator Kuhn summarized the request for design review to install signage located at 1245 Main Street, noting that while most of the proposed signage within the sign package were considered minor work that required internal staff approval only, two signs would require commission approval.

Commissioners had the following comments:

- Consensus that the proposed was preferable to the existing signage, as it showed more of the wood paneling.
- Inquiry on whether there could be a discussion on the sign being lit or not, to which staff clarified that they could discuss the intensity of the sign, but not whether it could be lit at all. There was a brief back-and-forth discussion regarding potential conditions that would control the light intensity.

Motion by Vice Chairperson Munck to amend the conditions of approval to add the following:

1. The applicant shall work with the designated agent on ensuring that the back-lit wall sign is of low light intensity.

Seconded by Commissioner Scripps.

Motion carried 4-0.

Motion by Commissioner McFarland to approve the request from Kirk Reimann, representing BMO Harris Bank, for a design review to install two wall signs on the property located at 1245 Main Street (Parcel ID 281240832202704) with the following:

1. Both signs shall be mounted so that no significant architectural detail is damaged. If maintenance and/or repair of building façade is needed as part of this sign installation, the applicant shall work with the designated agent to ensure compliance with the Commission's Design Guidelines.
2. The applicant shall work with the designated agent on ensuring that the back-lit wall sign is of low light intensity.
3. A sign permit shall be obtained prior to signage installation.
4. Staff shall have the ability to approve minor amendments to this design review.

seconded by Vice Chairperson Munck.

Motion carried 4-0.

4. A request from Mike Beacom for a facade improvement grant in the amount of \$9,134.80 to perform exterior improvements to the building located at 1052 Main Street (Parcel ID 281240832202938).

Associate Planner/Zoning Administrator Kuhn summarized the request for a façade improvement grant in the amount of \$9,134.80 to perform exterior improvements at 1052 Main Street equating to approximately \$22,837. Items included pressure washing, tuckpointing, painting, roof repair, improvements to the parapet walls, and signage.

Commissioners had the following comments:

- Clarification requested on the location and placement of the Artisan Alley sign, to which it was provided.
- Comment that the same wall location had historically housed signage.

Commissioner McFarland clarified that there was no conflict of interest as the McFarland Law Office had not rented space at the location for several years.

Motion by Vice Chairperson Munk to approve the request from Mike Beacom for a facade improvement grant in the amount of \$9,134.80 to perform exterior improvements to the building located at 1052 Main Street (Parcel ID 281240832202938) with the following:

1. The chairperson and designated agent shall have the authority to review and approve minor amendments to the project.
2. Applicable building permits shall be obtained.
3. All work shall be completed within one year of this façade improvement grant approval.
4. The project must adhere to Façade Improvement Grant Program Guidelines.
5. No funds shall be disbursed until the project is fully completed.

seconded by Commissioner Scripps

Motion carried 4-0.

5. A request from the City of Stevens Point to amend Section 7.4 of the Historic Preservation / Design Review Commission Design Guidelines as it relates to required approvals to construct a new accessory structure.

Associate Planner/Zoning Administrator Kuhn noted that Agenda Items 5, 6 and 7 were related. He reviewed the three proposed amendments pertaining to accessory structures, renewing expired design review certificates, and demolition review guidelines. If approved, the ordinance amendments would then go before Plan Commission and the Common Council for next steps.

There was a back-and-forth discussion on how the proposed changes would be applied in several different scenarios.

Motion by Commissioner McFarland to approve the request from the City of Stevens Point to amend Section 7.4 of the Historic Preservation / Design Review Commission Design Guidelines as it relates to required approvals to construct a new accessory structure; seconded by Vice Chairperson Munk.

Motion carried 4-0.

6. A request from the City of Stevens Point to amend Section 7.4 of the Historic Preservation / Design Review Commission Design Guidelines as it relates to required approvals for the renewal of expired design review certificates.

Associate Planner/Zoning Administrator Kuhn reviewed the proposed amendment for expired design review certificates in more depth.

Motion by Commissioner McFarland to approve the request from the City of Stevens Point to amend Section 7.4 of the Historic Preservation / Design Review Commission Design Guidelines as it relates to required approvals for the renewal of expired design review certificates; seconded by Vice Chairperson Munck.

Motion carried 4-0.

7. A request from the City of Stevens Point to amend Section 6.1.2.6 of the Historic Preservation / Design Review Commission Design Guidelines as it relates to demolition review guidelines.

Associate Planner/Zoning Administrator Kuhn reviewed the proposed amendment for demolition review guidelines in more depth.

Commissioners had the following comments:

- Inquiry as to who would be responsible for demolition costs, to which staff noted that demolition would still be privately funded.

Commissioner Molepske arrived at 4:02PM

Motion by Vice Chairperson Munck to approve the request from the City of Stevens Point to amend Section 6.1.2.6 of the Historic Preservation / Design Review Commission Design Guidelines as it relates to demolition review guidelines; seconded by Commissioner McFarland

Motion carried 4-0.

Closing Section:

8. Adjourn.

Meeting adjourned at 4:03 PM.

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

Administrative Staff Report

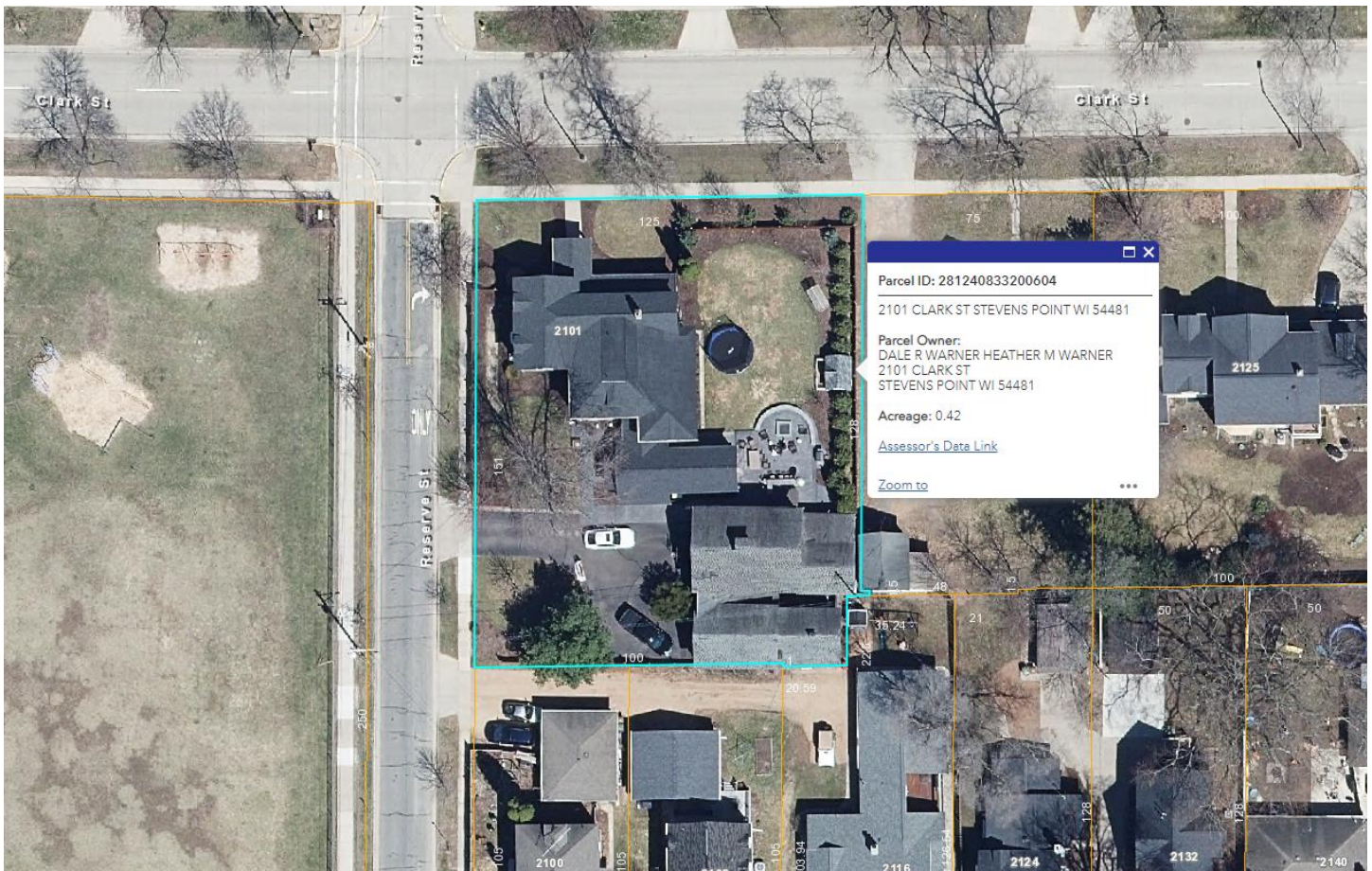


**Design Review
2101 Clark Street
September 28, 2022**

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

Applicant(s): - Dale Warner Staff: - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 281240833200604 Zone(s): "R-3" Single- and Two-Family Residential Council District: - District 3 – Ald. Keymer Lot Information: - Actual Frontage: 276 feet - Effective Depth: 151 feet - Square Footage: 18,300 - Acreage: 0.420 Structure Information: - Year Built: 1890 (remodeled in 2009) - Number of Stories: 2 Current Use: - Single-Family Residential Applicable Regulations: - Chapter 22 - Downtown Design Guidelines	Request A request from Dale Warner for a design review to install a new window on the building located at 2101 Clark Street (Parcel ID 281240833200604). City Official Design Review / Historic District - Clark Street Historic District Staff Recommendation Approve the request to install a new window on the building located at 2101 Clark Street (Parcel ID 281240833200604), subject to the following conditions: - The new window shall contain a maximum of three window panes. An updated window design shall be submitted to the Designated Agent for review and approval. - Caulking and weather stripping shall be installed to ensure that the new window is weather tight. - Staff shall have the ability to approve minor amendments to the approved project plan.
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Vicinity Map



Scope of Work

Overview: The applicant is requesting a design review to install a new window on the east facing wall of their residence. According to the window specifications, the window size will be 71" x 17" and will have a white finish that matches the exterior color of other windows that currently exist on the building.

The proposed window is as part of a larger improvement to the property. The applicant has been working with City staff on the like-for-like replacement of the other windows that exist on the property. Additionally, the applicant is planning to install new siding on the property that consists of the same material. Please note that these like-for-like window and siding improvements are considered a 'minor work' and is not included as part of this design review request.

According to Section 7.4 of the Historic Preservation / Design Review Commission's Design Guidelines, the installation of a new window is considered a 'major work' and requires the review and approval of the Commission. Said requirement is outlined below.

Sec. 7.4: Major and Minor Works

Sec. 7.4.1 Major Works (HPDRC Approval)

- o. Installation of new windows and doors*

The process for obtaining a design review from the Commission is identified below.

CHAPTER 22: HISTORIC PRESERVATION

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

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

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



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

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

SEC. 3.4: WINDOWS AND DOORS

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

Analysis: All windows on the residence are proposed to be changed like-for-like with what is existing. The new window that is being proposed will comprise of the same color and material of the other windows. The size and muntin pattern of the new window will be similar to windows located on the north and east sides of the residence.

Findings: According to the applicant, the existing windows will be replaced with more energy efficient windows to prolong the useful life of the residence (i.e., improve the weatherproofing of all windows). Staff believes that the proposed window would complement the other windows on the property provided that the above condition is met.



Proposed Window Design

7. Historic windows and doors should be properly maintained and protected by a.) Maintaining caulking and weather stripping to ensure the unit is weather tight and to improve thermal efficiency; and b.) Properly cleaning wood windows and doors and maintaining a sound paint film.

Analysis: The proposed window would be installed in a way to prevent moisture retention into the building.

Finding: As a condition of approval, the applicant would be required to meet caulking and weather-stripping requirements in the installation of the window.

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

Analysis: The proposed window will be 71" x 17" in size and will consist of five window panes. The material, color and muntins will be consistent with other windows located on the building.

Findings: While the material and color of all windows on the building are the same, the pane configuration does vary. As shown within the agenda packet, the muntin pattern on most windows are installed in a way that provides two to three window panes per row. Although the applicant is requesting a row of window panes totaling five, staff would request that the maximum number of window panes be three to keep consistency with the other windows on the building.

Historic Photographs



DEC 1977





HISTORIC PRESERVATION/ DESIGN REVIEW COMMISSION

City of Stevens Point
Community Development Department

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

APPLICATION FOR DESIGN REVIEW

ADMINISTRATIVE SUMMARY (Staff Use Only)

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

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☐)	
Applicant Name		Contact Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email		Email	

OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? ☐)		PROPERTY OWNER OF RECORD 2 INFORMATION (If Needed)	
Owner's Name		Owner's Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email		Email	

PROJECT SUMMARY

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

Current Zoning District(s)		Current Historic District(s) - Local, State, National	
Designated Future Land Use Category	Current Use of Property	Proposed Use of Property	
Briefly describe the proposed building, structure construction, reconstruction or exterior alteration. Please also provide rationale for the design review request, along with the time schedule (if any) for the project. (Use additional pages if necessary)			
Will the proposed work detrimentally change, destroy or adversely affect any exterior architectural features of the improvement upon which said work is to be done? Explain your answer.			
Does the proposed work match and harmonize with the external appearance of adjacent neighboring improvements. Explain your answer.			
Does the proposed work conform to the objectives of the historic preservation plan for said district (if any)? Explain your answer.			
Does the proposed work conform with the architectural design guidelines with emphasis on contextual issues including compatibility of size, volume proportions, rhythm, materials, detailing, colors, and expressiveness? (Historic Design Guidelines can be found at www.stevenspoint.com) Explain your answer.			

EXHIBITS

Letter to District Alderperson (www.stevenspoint.com/Directory)	☐	Additional Exhibits If Any (List):
Photographs of Building or Structure	☐	
Renderings or Elevations	☐	
Site Plan (for additions, and new construction)	☐	

CERTIFICATION AND SIGNATURE

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

Signature of Applicant	Date	Signature of Property Owner(s)	Date

Dale Warner

From: ginger.renee@gmail.com
Sent: Friday, November 19, 2021 1:03 PM
To: Dale Warner
Cc: Adam Kuhn; Ryan Kernosky
Subject: Re: Warner / 2101 Clark

Hi, Dale

Great to hear from you. Sounds like an exciting project.

I believe the plans would be reviewed by the Historic Preservation and Design Review Commission first, and possibly the Plan Commission after. I am copying Adam Kuhn, the City's Zoning Administrator, and Ryan Kernosky, the Community Development Director. They can best advise the order and procedure for the review process.

Best wishes for a happy holiday,

Ginger

On Nov 19, 2021, at 12:56 PM, Dale Warner <dale.warner@warnerpackaging.com> wrote:

Hi Ginger,

We have architectural elevations developed which reflect upgrades to our house windows and siding. This is a project we would like to kick off in March / April 2022.. I believe we need to run our elevations past the city for approval.

Can you advise who these should be sent to for review?

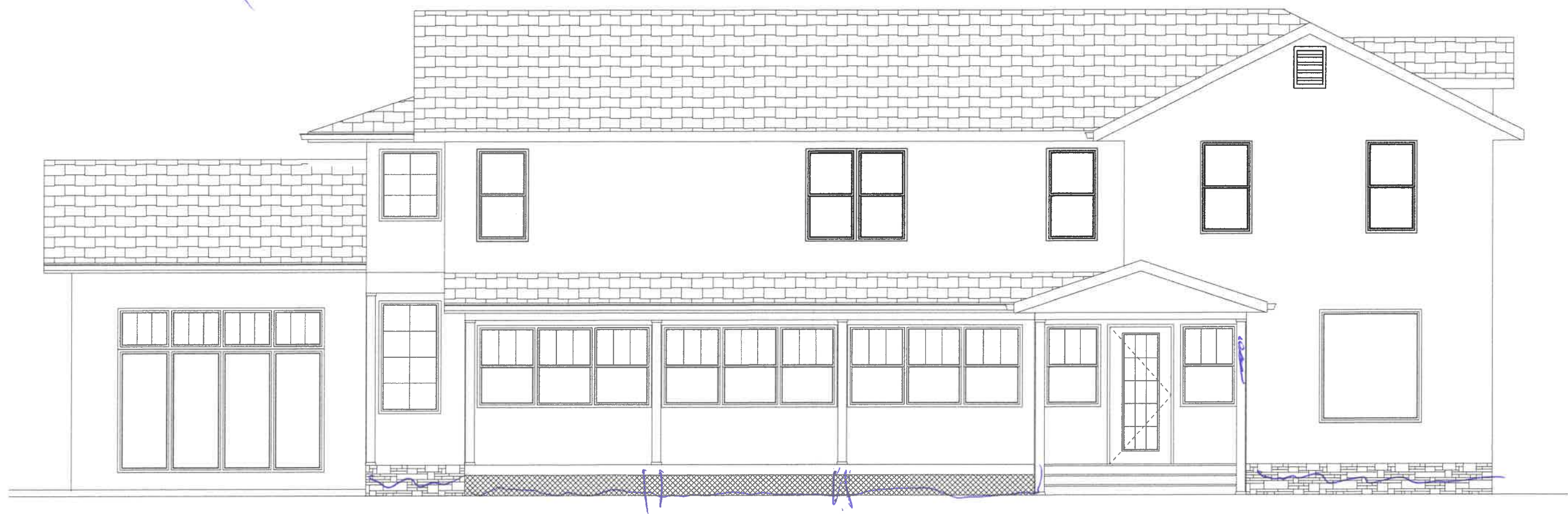
Thank You – and hope all is well ~

Dale Warner
President
Warner & Warner Inc.
Your Packaging Professionals
4020 Corporate Ave.
Plover, WI 54467
1-800-927-6373

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Block Counts
4"
split
light

3 GABLE VENTS size?



CLARK STREET SIDE ELEVATION
SCALE: 3/16" = 1'-0"

SUPERIOR ROOFING & REMODELING

DALE WARNER - EXTERIOR REMODEL
2101 CLARK STREET, STEVENS POINT - WI 54481

DRAWN BY: MJM RESIDENTIAL DESIGN LLC
C/O MATT WISZ
5795 MJELDE RD
AMHERST, WI 54406
715-347-2066



GARAGE SIDE ELEVATION

SCALE: 3/16" = 1'-0"

SUPERIOR ROOFING & REMODELING

DALE WARNER - EXTERIOR REMODEL
2101 CLARK STREET, STEVENS POINT - WI 54481

DRAWN BY: MJM RESIDENTIAL DESIGN LLC
C/O MATT WISZ
5795 MJELDE RD
AMHERST, WI 54406
715-347-2066



REAR ELEVATION

SCALE: 3/16" = 1'-0"

SUPERIOR ROOFING & REMODELING

DALE WARNER - EXTERIOR REMODEL
2101 CLARK STREET, STEVENS POINT - WI 54481

DRAWN BY: MJM RESIDENTIAL DESIGN LLC
C/O MATT WISZ
5795 MJELDE RD
AMHERST, WI 54406
715-347-2066



RESERVE STREET ELEVATION

SCALE: 3/16" = 1'-0"

SUPERIOR ROOFING & REMODELING

DALE WARNER - EXTERIOR REMODEL
2101 CLARK STREET, STEVENS POINT - WI 54481

DRAWN BY: MJM RESIDENTIAL DESIGN LLC
C/O MATT WISZ
5795 MJELDE RD
AMHERST, WI 54406
715-347-2066

Viewed From Exterior
Rough Opening: 28 - 1/2" X 62"

Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Spoon-Style Lock, Oil Rubbed Bronze, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor
Screen: Integrated Rolscreen® Lower Sash Only
Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-232-00255-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Clear Opening Width 24.375, Clear Opening Height 26.187, Clear Opening Area 4.432695, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: ILT, No Custom Grille, 7/8", Traditional (3W1H / 0W0H), Ogee, Ogee
Wrapping Information: No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 178".

Final Wall Depth: N/A

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
50	Upper - New Opening	Lifestyle, Direct Set, Fixed Frame, 71 X 17, Without HGP, White	\$788.16	1	\$788.16



PK #
2104

Viewed From Exterior
Rough Opening: 71 - 3/4" X 17 - 3/4"

1: 7117 Fixed Frame Direct Set

Frame Size: 71 X 17

General Information: No Package, Without Hinged Glass Panel, Interior Glazed, Standard, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Standard Enduraclad, White

Interior Color / Finish: Bright White Paint Interior

Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Performance Information: U-Factor 0.29, SHGC 0.29, VLT 0.55, CPD PEL-N-18-03367-00001, Performance Class CW, PG 60, Calculated Positive DP Rating 60, Calculated Negative DP Rating 60, Year Rated 08|11

Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (5W1H)

Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 176".

Final Wall Depth: 6-9/16" Loose

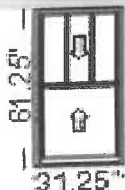
Customer Notes: FULL FRAME REPLACEMENT - CONTRACTOR TO MAKE SILL ONSITE

JEPPFJ003 - Prefinishing of Jambs

Qty 15

ROSJELJP003 - RS Loose Jamb Pine for 6 5/16 - 7 1/4 wall depth

Qty 15



PK #
2104

Viewed From Exterior
Rough Opening: 32" X 62"

1: Traditional, Non-Standard SizeNon-Standard Size Double Hung, Equal

Frame Size: 31 1/4 X 61 1/4

General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Painted, Standard Enduraclad, White

Interior Color / Finish: Bright White Paint Interior

Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs

Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Spoon-Style Lock, Oil Rubbed Bronze, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

Screen: Integrated Rolscreen® Lower Sash Only

Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-232-00255-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Clear Opening Width 27.875, Clear Opening Height 26.187, Clear Opening Area 5.069185, Egress Meets Typical for ground floor 5.0 sqft (E1) (United States Only)

Grille: ILT, No Custom Grille, 7/8", Traditional (3W1H / 0W0H), Ogee, Ogee

Wrapping Information: No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 185".

Final Wall Depth: N/A

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
60	Upper Bath	Architect, Traditional, Large Awning, Vent, 33.25 X 31.5, White	\$1,128.86	1	\$1,128.86

