

**STAFF REPORT:** 05-13-2020 MEETING

**APPLICATION NUMBER:** 20-6633

**ADDRESS:** 1813 SEYBURN

**HISTORIC DISTRICT:** WEST VILLAGE

**APPLICANT:** SEABROOK SATTERLUND, DETROIT BUILD

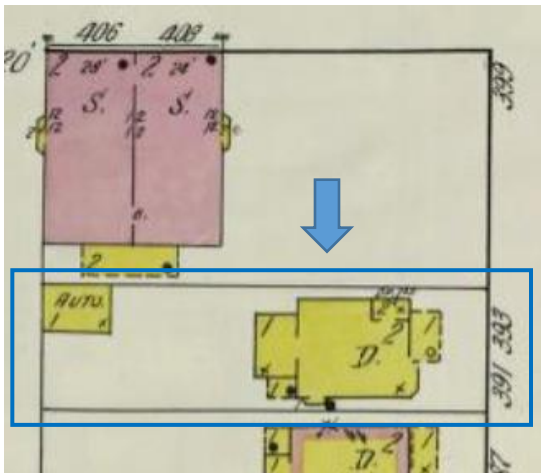
**PROPERTY OWNER:** SEABROOK SATTERLUND

**DATE OF COMPLETE APPLICATION:** 04/21/2020

**SCOPE:** REHABILITATION HOUSE; INSTALL NEW WOOD WINDOWS

### EXISTING CONDITIONS

At the time of West Village's local historic district designation, this circa 1911 Prairie-style house was faced with InsulBrick siding. About two years ago the asbestos siding was removed to reveal the original narrow wood lap siding. The front elevation retains other original details, including the eave brackets, a diamond paned window, wood front door, brick porch piers and round ionic porch columns. The rear elevation retains the basic form of the house, as well as an outline of an addition that was removed at an earlier time.



Sanborn Map, Vol. 8, Image 79, 1915



West Village Local Historic District Designation Photo, 1983



Photo submitted by applicant, per March 24<sup>th</sup> application materials



Current Front and Rear Elevations – photos supplied by applicant per April 24<sup>th</sup> application materials



## **PROPOSAL**

The applicant's submitted narrative for the rehabilitation of the house is below. As the windows were previously removed from the house (with exception of the diamond paned front window), this proposal includes the installation of new wood windows.

### **Exterior**

- Replace missing siding as necessary with 4" lap siding and paint, color A:1 Yellowish Gray
- Paint all existing exterior trim, B:18 Dark Reddish Brown
- Repair soffit and fascia as necessary and paint, Face: B:18 Dark Reddish Brown; Rivets: C:5 Yellowish White; Undersides B:18 Dark Reddish Brown
- Install new gutters on entire house, B:18 Dark Reddish Brown
- Install window casings around each window opening with 6" wood (see submitted examples of neighboring houses the applicant proposes to mimic)
- Install 30 new Pella 2020 Lifestyle series windows throughout house (frame color: brown, similar to B:8 Grayish Brown), per window proposal and Pella quote
- Restore existing diamond pattern window on front elevation (north of door)
- Restore existing solid wood front door and paint, B:18 Dark Reddish Brown

### **Front Porch**

- Restore porch and paint, color A:1 Yellowish Gray
- Restore columns on porch and paint, color: C:5 Yellowish White
- Replace boards where necessary on deck portion and paint, color B:18 Dark Reddish Brown
- Add railings to porch spanning from column to column with square 2" x 2" spindles (per plans) and paint, color: C:5 Yellowish White

### **Rear Elevation**

- Replace missing back exterior door, Pella French Door, 5-foot wide, color: Brown
- Reframe lower area on back of house and install bricks to match lower portion on house
- Install 8' x 12' pressure-treated wood deck on back of house, per submitted plans.
- The applicant's proposal states: "We would be glad to make this a smaller 4' x 4' landing with steps, but it would be our assumption that someone will come in and make this larger at a later date."

## **STAFF OBSERVATIONS AND RESEARCH**

- The West Village Local Historic District was established in 1983.
- The Prairie-style house corresponds with Color System E.
- Staff is not clear on which portion of the front porch will be painted A:1 Yellowish Gray. The applicant specified the columns and railings will be painted C:5 Yellowish White, and the porch boards will be painted B:18 Dark Reddish Brown.
- Staff assumes the "rivets" specified for the soffit and fascia refer to the decorative brackets.
- The applicant did not confirm if the wood porch steps will be painted B:18 to match the porch floor boards.
- The applicant did not include downspouts on the project list. Material, dimensions, and profile of both items must be specified.
- No exterior lighting for the yard or house is shown.
- The applicant did not include details pertaining to landscape or hardscape designs, including whether any trees from the rear yard may be removed.
- The rear deck plans do not state if it will be painted or stained.
- The applicant's March 24 letter states 26 windows will be installed (staff confirmed the two rear dormer windows were not included on that window order). The April 24<sup>th</sup> letter states 30 windows are being installed, but staff counts 28 window openings on the house as well as 28 windows on the Pella order. It is not clear where the additional two windows are located.



- All of the front elevation double-hung windows are specified to have a prairie-style grill pattern (between the glass), however the windows at time of designation (which may or may not be the original windows) were 1-over-1 double-hung windows.

## ISSUES

- The applicant's narrative states 2" x 2" square spindles will be installed for the porch guard rail but the drawing states 1" x 1" spindles will be installed. (The applicant's photo of the front of the house, submitted on March 24, shows railings in place. However, the applicant's front elevation photo from the April 24 application shows the railings have been removed with only posts remaining in place.) Staff offers the opinion that 2" spindles will offer greater stability as the vertical members dry out before being painted.
- While the original porch railing may have been 24" high, staff is not certain BSEED will approve a contemporary 24" high guard railing as it may not meet the current building code.



- The applicant's proposal states: "Reframe lower area on back of house and install bricks to match lower portion on house." As evidenced by the above photos (left photo submitted March 24; right photo submitted April 24), most of the brick veneered foundation wall on the rear elevation has already been rebuilt. A wall section confirming the details of its construction was not submitted as part of this application. The photographs do not offer sufficient clarity for staff to ascertain if the "new" bricks and mortar match the existing bricks and mortar in color, dimension, and profile (with an addition concern on whether the new mortar matches the existing mortar in composition).
- There are window height discrepancies between the March 24 and April 24 window orders, specifically, windows #35 on the north-side elevation. The March window order states window heights of 65", but the April order states heights of 59".
- Staff roughly measured the height of the windows openings (by counting rows of 4" lap siding) and determined many of the windows to be ordered are shorter than the existing openings. Recently submitted interior photos of many window openings show lumber installed to shorten the windows by having higher sills. No comparison elevation drawings were submitted to give a clear representation on how the house would appear with shorter windows, nor an explanation presented on why this is proposed.
- As two Pella window orders were created, the window numbers on the submitted photos sometimes match window numbers on the March 24 order, and other times match window numbers on the April 24 order. The photo mockup should be corrected to correspond with the April 24 window order.
- There is no mention if a garage is present on the property, or if/when it was demolished.



## RECOMMENDATION

As the following projects will *repair* existing historic exterior components (if replacement materials are needed, they will match the existing in material, size, design and profile): the 4" lap siding, the front porch, the soffit/fascia, the diamond paned window, the front door, and the reframing and rebuilding of the lower rear exterior wall; and the following *new* components are sympathetic to the existing house: aluminum gutters; square wood spindle front porch railings; new rear wood framed Pella French door; rear pressure-treated wood deck; HDC staff recommends the Commission issue a COA for these projects as proposed as they meet the Secretary of Interior Standards for Rehabilitation, specifically Standards:

*2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

*5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

*6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

*9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment, and*

*10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

However, staff recommends the COA be issued with the following conditions:

- A revised front porch drawing, confirming paint selections and dimensions of the guard rails be submitted.
- Specifications for gutters and downspouts be submitted.
- A revised rear deck drawing be submitted that includes: railing dimensions, confirmation it will be painted or an opaque stain applied, the finish color, and a note stating the finish will applied no sooner than six months, and no later than 12 months, from date of construction).
- A wall section showing how the rear foundation wall was constructed, along with close-up photos confirming comparison of the old and new brick and mortar will be submitted.
- Exterior lighting selections and locations, including catalog cuts, will be submitted.
- A site plan, denoting landscape plantings and hardscape (such as a new front walk location and material, if such work is planned) will be submitted.
- If tree removal is considered, and the applicant wishes for staff approval, they must submit a written statement from a professional service or arborist confirming the tree is dead, diseased, or damaged.
- Should the revised plans, including the reconstructed rear foundation wall, deviate from the scope of work presented within this staff report, staff will require the applicant to resubmit the project for HDC review at an upcoming meeting.

HDC staff recommends the Commission deny the issuance of a Certificate of Appropriateness for the installation of Pella Lifestyle windows, as proposed, as the alteration of window openings and the inclusion of between-the-glass Prairie-style grill patterns do not meet the Secretary of Interior Standards for Rehabilitation, specifically Standards:

*2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

**East Side of House**  
 Install new gutters  
 Repair and repaint walls  
 Replace all windows per drawing  
 Strip and paint all siding

15 15 15 20 20 25 25

10 10 10

57215

**South Side of house**  
 \*Previous owner framed in a new widow in the bathroom. Window is required for building code.

80 (48)

65 (12)

50

45

35-2 30

**North Side of house**

**West side of house**  
 Replace lower area on back of house and reveal brick to existing existing siding as necessary with 4" lap siding install new plans  
 Install new deck - see drawings

70 70

65 (44)

65 (45)

65 (46)

55





**Brown-EnduraClad.jpeg**

📁 #20-6633\_1813 Seyburn\_West Village -- Rehab House, Replace All Windows · Updated Apr 23, 2020 by Brendan Cagney



This page is from the applicant's March 24th application, which has since been replaced by the April 24<sup>th</sup> application. Staff included this page for the narrative describing the window openings' existing conditions. Please note: the exterior cladding color has been corrected to Brown. (French Roast is only available in Pella Architectural Series).



VISION • DESIGN • TRANSFORM

SEABROOK SATTERLUND

SEABROOK@DETROITBUILD.COM • WWW.DETROITBUILD.COM

P. O. Box 143, ROYAL OAK, MI 48068 • CELL 810.602.1688 • FAX 248.545.2304

March 24, 2020

Window Proposal  
1813 Seyburn Street  
Detroit, MI 48214  
Homeowner: Seabrook Satterlund

To whom it may concern,

As you can see in the following photos there are no existing windows, sashes, or frames in the entire house. There is only one existing window remaining in the kitchen; it is the diamond patterned window that we will be restoring and painting (**color B:18 Dark Reddish Brown, pending HDC approval**). We are aware of the importance of restoring existing windows to maintain the historical integrity of the home and we have restored windows in dozens of houses in Detroit neighborhoods over the past several years. But, in this case there is nothing there to restore. We'd like to propose to use Pella 2020 Lifestyle series in their color "French roast" (**closest to color B:18 Dark Reddish Brown, pending HDC approval**) to replace and install all 26 missing windows and 1 French door – see attached Pella quote \*\* please note color is stated "verify" and will be changed to "French Roast" (pending HDC approval)

Seabrook Satterlund  
248.677.0551

# HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

CITY OF DETROIT  
PLANNING & DEVELOPMENT DEPARTMENT  
2 WOODWARD AVENUE, ROOM 808, DETROIT, MI 48226

DATE: 01/21/2020

## PROPERTY INFORMATION

ADDRESS: 1813 Seyburn AKA: \_\_\_\_\_

HISTORIC DISTRICT: West Village

SCOPE OF WORK: (Check ALL that apply)  
☒ Windows/Doors ☒ Roof/Gutters/Chimney ☒ Porch/Deck ☐ Landscape/Fence/Tree/Park ☒ General Rehab  
☐ New Construction ☐ Demolition ☐ Addition ☐ Other: \_\_\_\_\_

## APPLICANT IDENTIFICATION

☐ Property Owner/Homeowner ☒ Contractor ☐ Tenant or Business Occupant ☐ Architect/Engineer/Consultant

NAME: Seabrook Satterlund COMPANY NAME: Detroit Build

ADDRESS: 1201 N. Main CITY: Royal Oak STATE: MI ZIP: 48068

PHONE: 248-677-0551 MOBILE: 810-602-1688 EMAIL: Kristy@Detroitbuild.com

## PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

**\*PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB\***

- ☐ **Photographs** of ALL sides of existing building or site
- ☐ **Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, & material)
- ☐ **Description of existing conditions** (including materials and design)
- ☐ **Description of project** (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- ☐ **Detailed scope of work** (formatted as bulleted list)
- ☐ **Brochure/cut sheets** for proposed replacement material(s) and/or product(s), as applicable

### NOTE:

Based on the scope of work, additional documentation may be required.

See [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc) for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

**SUBMIT COMPLETED REQUESTS TO [HDC@DETROITMI.GOV](mailto:HDC@DETROITMI.GOV)**





VISION • DESIGN • TRANSFORM

SEABROOK SATTERLUND

SEABROOK@DETROITBUILD.COM • WWW.DETROITBUILD.COM

P. O. Box 143, ROYAL OAK, MI 48068 • CELL 810.602.1688 • FAX 248.545.2304

April 24, 2020

**Work Scope for Detroit Build, Inc.  
1813 Seyburn Street  
Detroit, MI 48214  
Homeowner: Seabrook Satterlund**

**Exterior:**

- Replace missing back exterior door using 5' French Door per Pella quote in color Brown.
- Install 8' x 12' deck on back of house using treated wood per plans (we would be glad to make this a smaller 4' x 4' landing with steps, but it would be our assumption that someone will come in and make this larger at a later date.)
- Replace missing siding as necessary with 4" lap siding and paint (**color A:1 Yellowish Gray, Pending HDC approval**)
- Paint all existing exterior trim (**color B:18 Dark Reddish Brown, pending HDC approval**)
- Front Porch: restore front porch and paint (**color A:1 Yellowish Gray, pending HDC approval**) restore pillars on porch and paint (**color: C:5 yellowish white**). Replace boards where necessary on deck portion and paint (**color B:18 Dark Reddish Brown, pending HDC approval**). Add railings to porch spanning from pillar to pillar with square 2x2 spindles – per plans and paint (**color: C:5 yellowish white, pending HDC approval**)
- Repair soffit and fascia as necessary and paint: Face – (**color B:18 Dark Reddish Brown, pending HDC approval**) Rivets: (**color C:5, Yellowish White, pending HDC approval**) Undersides – (**color B:18 Dark Reddish Brown, pending HDC approval**)
- Install new gutters on entire house (**color B:18 Dark Reddish Brown, pending HDC approval**)
- Install (30) new Pella 2020 Lifestyle series windows in brown throughout house per window proposal and Pella quote
- Restore (1) existing diamond pattern window on front elevation North of door.
- Restore existing solid wood front door (**color B:18 Dark Reddish Brown, pending HDC approval**)

Seabrook Satterlund  
248.677.0551



**East side of house**

Install new gutters  
Repair and repaint soffits  
Trim all windows per drawing  
Restore front porch per drawing  
Scrape and paint all siding



**North Side of house**



**South Side of house**

\*Previous owner framed in  
a new widow in the bathroom.  
Window is required for building code.



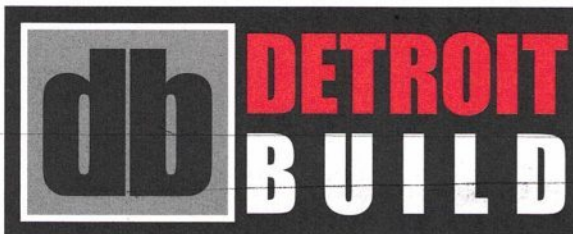
**West side of house**

Reframe lower area on back of house and install bricks to  
match  
Replacing missing siding as necessary with 4" lap siding  
Install new gutters  
Install new deck - see drawings



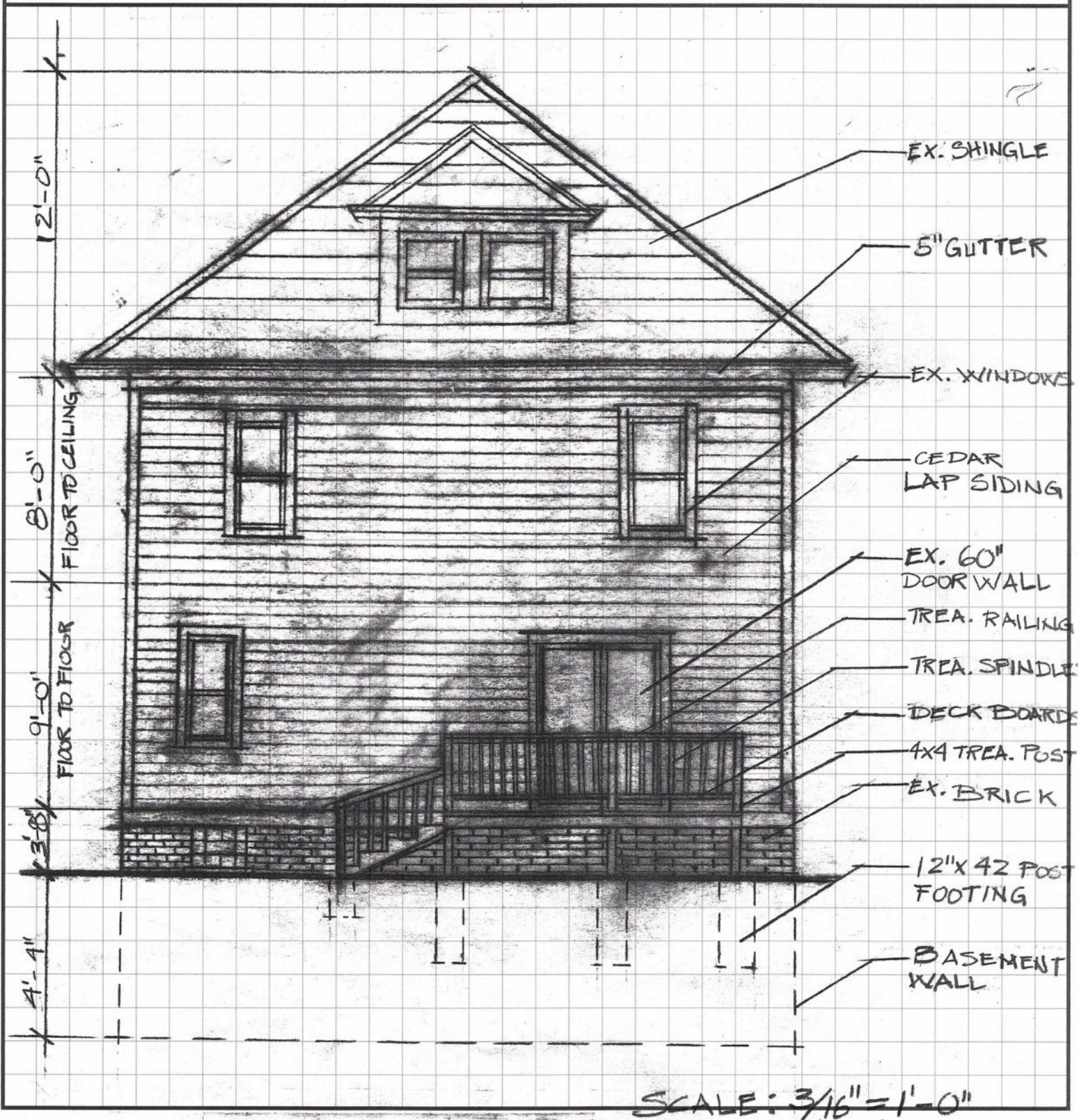




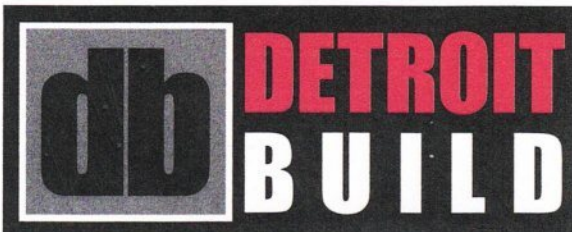


1201 NORTH MAIN STREET, ROYAL OAK, MICHIGAN 48067  
OFFICE 248.677.0551 • FAX 248.545.2304  
INFO@DETROITBUILD.COM • WWW.DETROITBUILD.COM

VISION • DESIGN • TRANSFORM



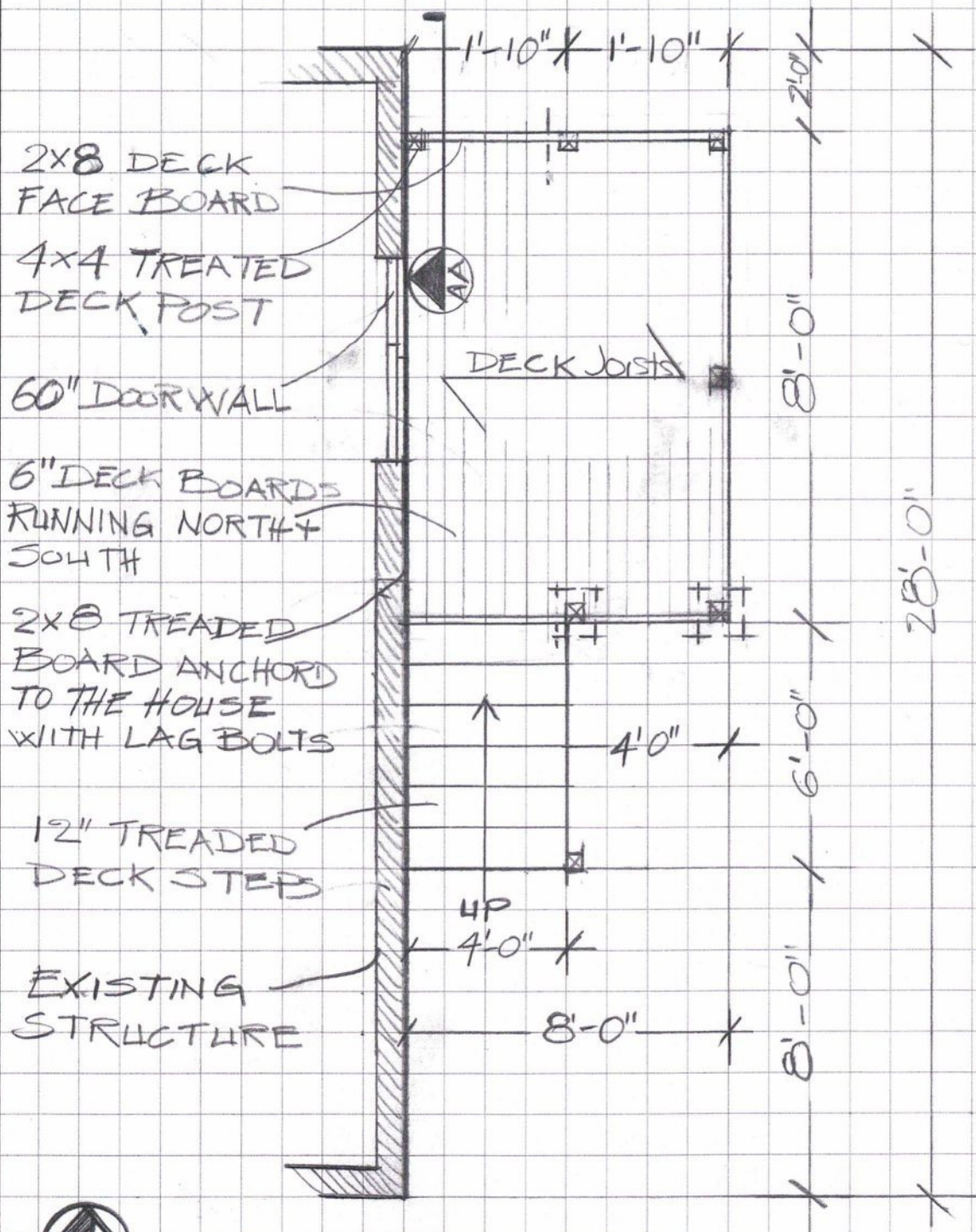




1201 NORTH MAIN STREET, ROYAL OAK, MICHIGAN 48067  
OFFICE 248.677.0551 • FAX 248.545.2304  
INFO@DETROITBUILD.COM • WWW.DETROITBUILD.COM

VISION • DESIGN • TRANSFORM

## 1813 SEYBURN DECK PLAN



SCALE: 1/4" = 1'-0"



VISION • DESIGN • TRANSFORM

SEABROOK SATTERLUND

SEABROOK@DETROITBUILD.COM • WWW.DETROITBUILD.COM

P. O. Box 143, ROYAL OAK, MI 48068 • CELL 810.602.1688 • FAX 248.545.2304

March 24, 2020

**Window Proposal  
1813 Seyburn Street  
Detroit, MI 48214  
Homeowner: Seabrook Satterlund**

To whom it may concern,

As you can see in the following photos, when we purchased this house there were no existing windows, sashes, or frames in the entire house. There is only one existing window remaining on the front of the house; it is the diamond patterned window that we will be restoring and painting (color B:18 Dark Reddish Brown, pending HDC approval). The interior of this window will keep its natural stain. We are aware of the importance of restoring existing windows to maintain the historical integrity of the home as we have restored windows in dozens of houses in Detroit neighborhoods over the past several years. But, in this case there is nothing there to restore. We are not asking for any leniency on doing vinyl windows on the back or sides. We'd like to propose to use Pella 2020 wood Lifestyle series in their color Brown. (Closest to color B:18 Dark Reddish Brown, pending HDC approval) to replace and install all 30 missing windows and 1 French door – see attached Pella quote. (pending HDC approval)

Each photo is labeled by elevation and each number corresponds with the line items on the Pella quote. This house was sold to us with framing already completed. None of the windows had headers so we added those to every single one of them. We also added framing to the bottom of the 2nd floor windows to allow them to be 18" off of the floor so children cannot fall out of them and so every window does not have to be tempered. Nearly all of the windows on the second floor were too low. Since there is no existing trim around the outside of the windows, this will not change the exterior appearance, but will make the windows much safer on the inside. The French door on the rear side of the house was added by the previous owner. Since there is no side door nor is there a back door, this would function as the other egress entrance to this home which is necessary to code.

From exterior photos, although the windows are covered in plywood, you can see that all of the 6" casing has been removed along with the windows. Therefore anywhere around the windows where it's necessary we will be installing new cedar siding before paint. We will box out all of the windows just as our neighbors have at 1464 and 1801 Seyburn (refer to photos) with 6" wood which will be painted accordingly – see attached front elevation drawing.

We believe that we have gone above and beyond to re-create what this house was originally. And as we have mentioned previously, without this approval we cannot order windows. Without windows we cannot get this home insured. This is a huge liability for us as it sits and we are really hoping that we can get this approved immediately so we can order the windows which will take several weeks to arrive.

Seabrook Satterlund  
248.677.0551



## 1801 Seyburn



## 1464 Seyburn



These are two example houses on Seyburn St. We are proposing to box out all of the windows as our neighbors have done with 6" wood and paint according to our proposed colors.



## Contract - Detailed

Pella Window and Door Showroom of Auburn Hills  
1920 Opdyke Ct Suite 100  
Auburn Hills, MI 48326  
**Phone:** (248) 292-5000 **Fax:** (248) 292-5005

**Sales Rep Name:** Kruzel, Patrick  
**Sales Rep Phone:** 248-260-6844  
**Sales Rep Fax:** 248-292-5053  
**Sales Rep E-Mail:** KruzelPL@pella.com

Customer Information	Project/Delivery Address	Order Information
<b>Detroit Build</b> 1201 N Main St  ROYAL OAK, MI 48067-1364 <b>Primary Phone:</b> (248) 6770551 <b>Mobile Phone:</b> <b>Fax Number:</b> <b>E-Mail:</b> seabrook@detroitbuild.com <b>Contact Name:</b>  <b>Great Plains #:</b> 1004140872 <b>Customer Number:</b> 1008212355 <b>Customer Account:</b> 1004140872	<b>1813 SEYBURN DETROIT</b>  <b>Lot #</b> , <b>County:</b> <b>Owner Name:</b>  <b>Owner Phone:</b>	<b>Quote Name:</b> 850 ARCHITECT SE V2  <b>Order Number:</b> 189 <b>Quote Number:</b> <b>12436744</b> <b>Order Type:</b> Non-Installed Sales <b>Wall Depth:</b> <b>Payment Terms:</b> Net 30 Days <b>Tax Code:</b> MISALESTAX <b>Cust Delivery Date:</b> None <b>Quoted Date:</b> 3/20/2020 <b>Contracted Date:</b> <b>Booked Date:</b> <b>Customer PO #:</b>

Customer Notes: 2020 LIFESTYLE SERIES

\*\*\*YOUR COST AS SHOWN BELOW\*\*\*

EXTERIOR- BROWN  
INTERIOR- UNFINISHED  
HARDWARE- WHITE  
SCREEN- BROWN - FULL  
GRILL- BETWEEN GLASS (BROWN/WHITE)  
GLASS- ADVANCED LOW E W/ ARGON  
JAMB EXT- NONE

Line #	Location:	Attributes			
10	EAST	<div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <			

Rough Opening: 40 - 1/4" X 66 - 1/4"

Line #	Location:	Attributes		
15	EAST	<div><div><div><div><div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div>&lt;</div></div></div></div></div>		

Rough Opening: 40 - 1/4" X 54 - 1/4"



Line #	Location:	Attributes			
20	EAST- STAIR	<div><div><div><div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div></div><div><div>53.5"</div><div>31.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div>Lifestyle, Double Hung, 31.5 X 53.5, Brown</div><div><div>1: 31.553.5 Double Hung, Equal</div><div>Frame Size: 31 1/2 X 53 1/2</div><div>General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"</div><div>Exterior Color / Finish: Standard Enduraclad, Brown</div><div>Interior Color / Finish: Unfinished Interior</div><div>Glass: Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude</div><div>Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor</div><div>Screen: Full Screen, Brown, InView™</div><div>Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00366-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08 11, Egress Does not meet typical United States egress, but may comply with local code requirements</div><div>Grille: GBG, No Custom Grille, 3/4" Contour, Prairie(0W0H), (0W0H), White, Brown</div><div>Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 170".</div></div></div></div> <div><div><div>Item Price</div><div>\$541.12</div></div><div><div>Qty</div><div>2</div></div><div><div>Ext'd Price</div><div>\$1,082.24</div></div></div>			

Rough Opening: 32 - 1/4" X 54 - 1/4"

Line #	Location:	Attributes		
25	EAST-3RD	<div><div><div><div><div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div></div></div></div></div>		

Rough Opening: 24 - 1/4" X 35 - 3/4"

Line #	Location:	Attributes				
30	NORTH	<div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>57"</div><div>33"</div></div></div> <div><div>PK #</div><div>2055</div></div> <div>Viewed From Exterior</div>	<div>Lifestyle, Double Hung, 33 X 57, Brown</div> <div><div>1: 3357 Double Hung, Equal</div><div>Frame Size: 33 X 57</div><div>General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"</div><div>Exterior Color / Finish: Standard Enduraclad, Brown</div><div>Interior Color / Finish: Unfinished Interior</div><div>Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude</div><div>Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor</div><div>Screen: Full Screen, Brown, InView™</div><div>Performance Information: U-Factor 0.30, SHGC 0.30, VLT 0.57, CPD PEL-N-35-00362-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08 11, Egress Meets Typical for ground floor 5.0 sqft (E1) (United States Only)</div><div>Grille: No Grille,</div><div>Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 180".</div></div>	<div>Item Price</div> <div>\$344.50</div>	<div>Qty</div> <div>1</div>	<div>Ext'd Price</div> <div>\$344.50</div>

Rough Opening: 33 - 3/4" X 57 - 3/4"

Line #	Location:	Attributes			
35	NORTH	<div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div>59"</div><div>33"</div></div> <div>Viewed From Exterior</div> <div>PK # 2055</div> <div>Lifestyle, Double Hung, 33 X 59, Brown</div> <div><div>1: 3359 Double Hung, Equal</div><div>Frame Size: 33 X 59</div><div>General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"</div><div>Exterior Color / Finish: Standard Enduraclad, Brown</div><div>Interior Color / Finish: Unfinished Interior</div><div>Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude</div><div>Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor</div><div>Screen: Full Screen, Brown, InView™</div><div>Performance Information: U-Factor 0.30, SHGC 0.30, VLT 0.57, CPD PEL-N-35-00362-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08 11, Egress Meets Typical for ground floor 5.0 sqft (E1) (United States Only)</div><div>Grille: No Grille,</div><div>Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 184".</div></div> <div><div>Item Price</div><div>\$353.63</div></div> <div><div>Qty</div><div>2</div></div> <div><div>Ext'd Price</div><div>\$707.26</div></div>			

Rough Opening: 33 - 3/4" X 59 - 3/4"

Line #	Location:	Attributes			
40	NORTH	<div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>47.5"</div><div>39.5"</div></div></div><div><div>PK #</div><div>2055</div></div><div>Viewed From Exterior</div></div>	<div>Lifestyle, Double Hung, 39.5 X 47.5, Brown</div> <div><div>1: 39.547.5 Double Hung, Equal</div><div>Frame Size: 39 1/2 X 47 1/2</div><div>General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"</div><div>Exterior Color / Finish: Standard Enduraclad, Brown</div><div>Interior Color / Finish: Unfinished Interior</div><div>Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude</div><div>Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor</div><div>Screen: Full Screen, Brown, InView™</div><div>Performance Information: U-Factor 0.30, SHGC 0.30, VLT 0.57, CPD PEL-N-35-00362-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08 11, Egress Does not meet typical United States egress, but may comply with local code requirements</div><div>Grille: No Grille,</div><div>Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 174"</div></div> <div><div><div>Item Price</div><div>Qty</div><div>Ext'd Price</div></div><div><div>\$346.46</div><div>1</div><div>\$346.46</div></div></div>		

Rough Opening: 40 - 1/4" X 48 - 1/4"

Line #	Location:	Attributes			
45	NORTH-BATH	<div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>53.5"</div><div>29.5"</div></div></div><div>Viewed From Exterior</div></div> <div><div>PK #</div><div>2055</div></div> <div><div>Lifestyle, Double Hung, 29.5 X 53.5, Brown</div><div><div>1: 29.553.5 Double Hung, Equal</div><div>Frame Size: 29 1/2 X 53 1/2</div><div>General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"</div><div>Exterior Color / Finish: Standard Enduraclad, Brown</div><div>Interior Color / Finish: Unfinished Interior</div><div>Glass: Insulated Tempered Obscure Low-E Obscure Advanced Low-E Insulating Glass Argon Non High Altitude</div><div>Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor</div><div>Screen: Full Screen, Brown, InView™</div><div>Performance Information: U-Factor 0.30, SHGC 0.30, VLT 0.56, CPD PEL-N-35-00365-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08 11, Egress Does not meet typical United States egress, but may comply with local code requirements</div><div>Grille: No Grille,</div><div>Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 166".</div><div>Obscure Glass Style: Pattern62(Standard)</div></div></div> <div><div><div>Item Price</div><div>\$468.64</div></div><div><div>Qty</div><div>1</div></div><div><div>Ext'd Price</div><div>\$468.64</div></div></div>			

Rough Opening: 30 - 1/4" X 54 - 1/4"



Line #	Location:	Attributes			
50	NORTH	<div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div>&lt;</div>			

Rough Opening: 32 - 1/4" X 54 - 1/4"

Line #	Location:	Attributes			
55	WEST	<div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>47.5"</div><div>39.5"</div></div></div><div>Viewed From Exterior</div><div>PK # 2055</div></div> <div><div><div>Lifestyle, Double Hung, 39.5 X 47.5, Brown</div><div><div>1: 39.547.5 Double Hung, Equal</div><div>Frame Size: 39 1/2 X 47 1/2</div><div>General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"</div><div>Exterior Color / Finish: Standard Enduraclad, Brown</div><div>Interior Color / Finish: Unfinished Interior</div><div>Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude</div><div>Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor</div><div>Screen: Full Screen, Brown, InView™</div><div>Performance Information: U-Factor 0.30, SHGC 0.30, VLT 0.57, CPD PEL-N-35-00362-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08 11, Egress Does not meet typical United States egress, but may comply with local code requirements</div><div>Grille: No Grille,</div><div>Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 174"</div></div></div></div> <div><div><div>Item Price</div><div>Qty</div><div>Ext'd Price</div></div><div><div>\$346.46</div><div>1</div><div>\$346.46</div></div></div>			

Rough Opening: 40 - 1/4" X 48 - 1/4"

Line #	Location:	Attributes			
60	WEST	<div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div></div><div>Viewed From Exterior</div></div> <div><div><div>79.5"</div><div>59.25"</div></div></div> <div><div>PK #</div><div>2055</div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div></div><div><div><div>1: 6080 Active / Inactive Double Inswing Door</div><div>Frame Size: 59 1/4 X 79 1/2</div><div>General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5 7/8", 4 9/16", Standard Sill, Black Finish Sill</div><div>Exterior Color / Finish: Standard Enduraclad, Brown</div><div>Interior Color / Finish: Prefinished White Paint Interior</div><div>Glass: Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude</div><div>Hardware Options: Standard, Matte Black, Multipoint Lock, No Integrated Sensor, Order Handle Set, Order Handle Set</div><div>Screen: No Screen</div><div>Performance Information: U-Factor 0.28, SHGC 0.22, VLT 0.41, CPD PEL-N-221-00392-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08 11</div><div>Grille: No Grille,</div><div>Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 4 9/16", 5 7/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 278"</div></div></div></div> <div><div><div>Item Price</div><div>Qty</div><div>Ext'd Price</div></div><div><div>\$2,456.79</div><div>1</div><div>\$2,456.79</div></div></div>			

Rough Opening: 60" X 80"

Line #	Location:	Attributes		
65	WEST	<div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div>53.5"</div><div>29.5"</div></div> <div>Viewed From Exterior</div> <div>Lifestyle, Double Hung, 29.5 X 53.5, Brown</div> <div><div><div>Item Price</div><div>Qty</div><div>Ext'd Price</div></div><div><div>\$317.11</div><div>2</div><div>\$634.22</div></div></div> <div><div><div>1: 29.553.5 Double Hung, Equal</div><div>Frame Size: 29 1/2 X 53 1/2</div><div>General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"</div><div>Exterior Color / Finish: Standard Enduraclad, Brown</div><div>Interior Color / Finish: Unfinished Interior</div><div>Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude</div><div>Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor</div><div>Screen: Full Screen, Brown, InView™</div><div>Performance Information: U-Factor 0.30, SHGC 0.30, VLT 0.57, CPD PEL-N-35-00362-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08 11, Egress Does not meet typical United States egress, but may comply with local code requirements</div><div>Grille: No Grille,</div><div>Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 166"</div></div><div><div>PK #</div><div>2055</div></div></div>		

Rough Opening: 30 - 1/4" X 54 - 1/4"



Line #	Location:	Attributes			
70	WEST-3RD	<div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>35"</div><div>23.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2056</div></div></div> <div><div><div>Lifestyle, Double Hung, 23.5 X 35, Brown</div><div><div>1: Non-Standard Size Double Hung, Equal</div><div>Frame Size: 23 1/2 X 35</div><div>General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"</div><div>Exterior Color / Finish: Standard Enduraclad, Brown</div><div>Interior Color / Finish: Unfinished Interior</div><div>Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude</div><div>Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor</div><div>Screen: Full Screen, Brown, InView™</div><div>Performance Information: U-Factor 0.30, SHGC 0.30, VLT 0.57, CPD PEL-N-35-00362-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08 11, Egress Does not meet typical United States egress, but may comply with local code requirements</div><div>Grille: No Grille,</div><div>Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 117".</div></div></div></div> <div><div><div>Item Price</div><div>Qty</div><div>Ext'd Price</div></div><div><div>\$284.28</div><div>2</div><div>\$568.56</div></div></div>			

Rough Opening: 24 - 1/4" X 35 - 3/4"

Line #	Location:	Attributes		
75	SOUTH	<div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5"</div></div></div><div><div>Viewed From Exterior</div><div>PK # 2055</div></div></div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>65.5"</div><div>39.5</div></div></div></div>		

Rough Opening: 40 - 1/4" X 66 - 1/4"

Line #	Location:	Attributes			
80	SOUTH	<div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>53"</div><div>39.5"</div></div></div><div>Viewed From Exterior</div><div>PK # 2055</div></div>	<div>Lifestyle, Double Hung, 39.5 X 53, Brown</div> <div><div>1: Non-Standard Size Double Hung, Equal</div><div>Frame Size: 39 1/2 X 53</div><div>General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"</div><div>Exterior Color / Finish: Standard Enduraclad, Brown</div><div>Interior Color / Finish: Unfinished Interior</div><div>Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude</div><div>Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor</div><div>Screen: Full Screen, Brown, InView™</div><div>Performance Information: U-Factor 0.30, SHGC 0.30, VLT 0.57, CPD PEL-N-35-00362-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08 11, Egress Does not meet typical United States egress, but may comply with local code requirements</div><div>Grille: No Grille,</div><div>Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 185".</div></div> <div><div>Item Price</div><div>\$450.58</div></div> <div><div>Qty</div><div>1</div></div> <div><div>Ext'd Price</div><div>\$450.58</div></div>		

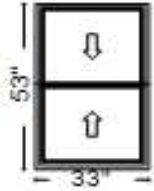
Rough Opening: 40 - 1/4" X 53 - 3/4"

Line #	Location:	Attributes			
85	SOUTH- BATH	<div><div><div><div><div><div></div></div></div><div><div><div></div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div> <div><div><div></div></div></div>			

Rough Opening: 23 - 3/4" X 32 - 3/4"



Line #	Location:	Attributes		
90	SOUTH	<b>Lifestyle, Double Hung, 33 X 53, Brown</b>	<b>Item Price</b>	<b>Qty</b>
			\$326.24	1
				<b>Ext'd Price</b>
				\$326.24



Viewed From Exterior

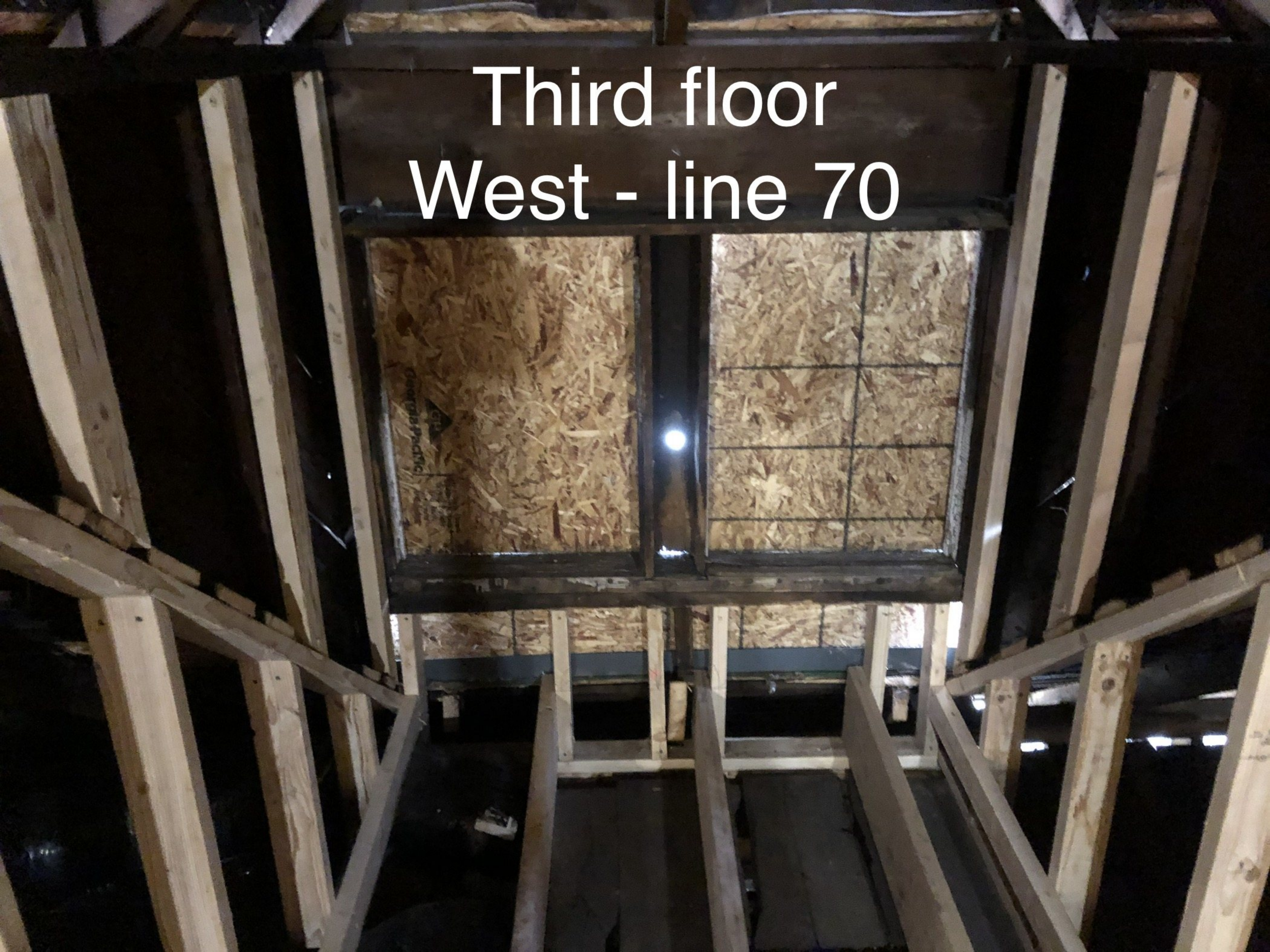
PK #  
2055

**1: 3353 Double Hung, Equal**  
**Frame Size:** 33 X 53  
**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"  
**Exterior Color / Finish:** Standard Enduraclad, Brown  
**Interior Color / Finish:** Unfinished Interior  
**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
**Hardware Options:** Cam-Action Lock, White, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor  
**Screen:** Full Screen, Brown, InView™  
**Performance Information:** U-Factor 0.30, SHGC 0.30, VLT 0.57, CPD PEL-N-35-00362-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements  
**Grille:** No Grille,  
**Wrapping Information:** Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 172".

Rough Opening: 33 - 3/4" X 53 - 3/4"



Third floor  
West - line 70





Third floor  
East - line 25







Second floor  
East - line 20



The image shows the interior of a building under construction on the second floor. The walls are made of vertical wooden studs, and the floor is a concrete slab. A large window is visible in the center, with a wooden frame and a translucent panel. The text "Second floor" is overlaid in white. The text "North - line 45" is overlaid in white at the bottom. The floor has a circular hole and some construction debris.

Second floor

North - line 45



Second floor

North - line 40

West - line  
66 (1 of 2)





Second floor

South - line 68

West -  
line 66  
(1 of 2)





Second floor

South - line 120



Second floor

South - line 125





Second floor

East - line 15





First Floor  
East - refinishing



First floor  
North - line 50





First floor  
North - line 35 (2)





First floor

West - line 55

North -  
line 30





The image shows the interior of a building under construction. The walls are covered in oriented strand board (OSB) panels, which are held together by a grid of vertical and horizontal wooden studs. A horizontal wooden beam is visible near the top of the frame. In the lower right corner, there is a cardboard box with the 'SealTite' logo. The floor is dark and appears to be made of concrete or compacted earth, with some construction debris and pipes visible. The lighting is somewhat dim, with a bright light source visible through a gap in the wall on the left.

First floor

West - line 65



First floor

South - line 67

40 1/2 ALL width







First floor

East - line 10



# Pella® Lifestyle Series WOOD

#1 performing wood window and patio door for the combination of energy, sound and value.<sup>1</sup>



Dual- and Triple-Pane Products, \$\$-\$\$\$\$



## Unbeatable performance options.<sup>1</sup>



**79% more energy efficient**  
for a more comfortable home<sup>2</sup>



**52% reduction in outside noises**  
like traffic and lawnmowers<sup>3</sup>

Values are averages based on the Ultimate Performance package compared with single-pane windows.

## Style and durability.



Durability and style flexibility with the most desired features and options, backed by the **best limited lifetime warranty** in the industry.<sup>4</sup>

## Packed with innovation.

**37**  
TIME-TESTED  
INNOVATIONS

Offering products with 37 time-tested innovations like our best integrated blinds and shades and integrated security sensors.



Pella Lifestyle Series triple-pane casement window

### WINDOW STYLES

Special sizes and configurations are also available.



AWNING



BAY OR BOW



CASEMENT



DOUBLE-HUNG<sup>5</sup>

### PATIO DOOR STYLES



SLIDING



HINGED

<sup>1,2,3,4,5</sup> See inside front cover for disclosures.





# Colors & Finishes

## PELLA® LIFESTYLE SERIES

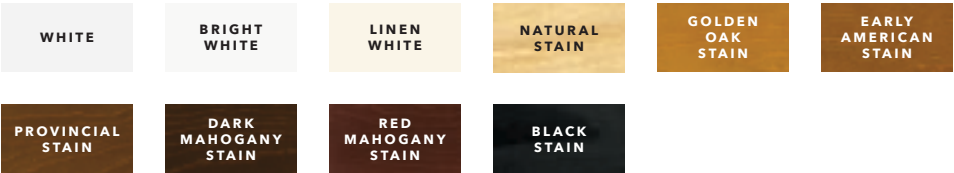
### WOOD TYPE

The wood species that best complements your home’s interior.



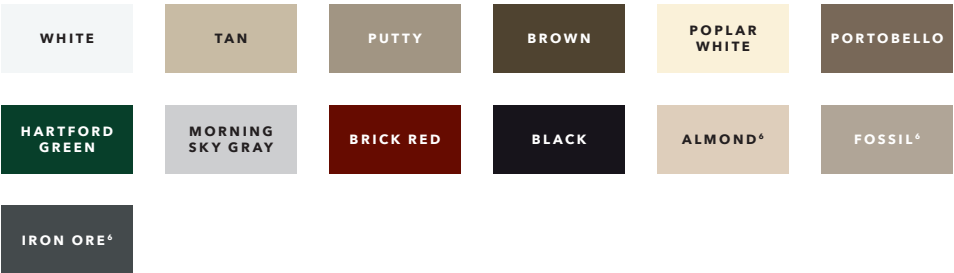
### PREFINISHED PINE INTERIOR COLORS

We can prefinish pine in your choice of three paint colors and seven stains. Unfinished or primed and ready-to-paint are also available.



### ALUMINUM-CLAD EXTERIOR COLORS

Our low-maintenance EnduraClad® exterior finish resists fading and helps protect your windows and patio doors for years.



<sup>1</sup> Available performance solutions offer an unbeatable combination of energy efficiency, sound control and value. Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.

<sup>2</sup> Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single-story home when comparing Pella Lifestyle Series windows with Advanced Comfort Low-E triple-pane glass with argon and mixed glass thickness to a single pane wood or vinyl window. Double-hung windows are not available with triple-pane glass. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see [pella.com/methodology](http://pella.com/methodology).

<sup>3</sup> Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with triple-pane glass with mixed glass thickness to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.

<sup>4</sup> Based on comparing written limited warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at [pella.com/warranty](http://pella.com/warranty), or contact Pella Customer Service at 877-473-5527.

<sup>5</sup> Available in dual-pane only.

<sup>6</sup> Available on triple-pane products only.



# Integrated Blinds & Shades PELLA® LIFESTYLE SERIES

## INTEGRATED BLINDS<sup>1</sup>

Raise blinds up for an unobstructed view or tilt to let in just the right amount of light. Our best integrated and accessible blinds are available manual or motorized with Pella Insynctive® technology.



## INTEGRATED SHADES<sup>1</sup>

Our best integrated fabric shades feature a white exterior fabric for a uniform look from the street. Integrated and accessible shades are available manual or motorized with Pella Insynctive technology.



# Added Security

## INSYNCTIVE TECHNOLOGY

Integrated security sensors with time-tested wireless technology are built-in and tucked away, out of sight, to preserve the beauty of your Pella windows and doors. Monitor windows and doors while at home or away with the Pella Insynctive App or with most existing security systems.<sup>2</sup> Learn more at [pella.com/insynctive](https://pella.com/insynctive).



<sup>1</sup> Available on triple-pane products only.  
<sup>2</sup> Requires the Pella Insynctive App on a smart device, an Insynctive Bridge and a wireless home internet router with internet connection.



# Performance Packages PELLA® LIFESTYLE SERIES

## PACKAGES

To make things easier, we've created performance packages that highlight what's most important to you.

Performance solutions offer an unbeatable combination of energy efficiency, sound control and value.<sup>1</sup> Upgrade from a dual- to a triple-pane glass design with the packages below to meet the unique needs of each room in your home.

All values below are averages compared with single-pane windows.



Pella Lifestyle Series offers products awarded ENERGY STAR® Most Efficient for 2019.<sup>2</sup>



### Performance

Improved energy efficiency and sound performance.

**71%**  
MORE ENERGY  
EFFICIENT<sup>3</sup>

+

**34%**  
NOISE  
REDUCTION<sup>4</sup>



### Sound Control

Exceptional noise control for a quieter home.

**52%**  
NOISE  
REDUCTION<sup>4</sup>



### Energy Efficiency

Superior energy efficiency for a more comfortable home.

**83%**  
MORE ENERGY  
EFFICIENT<sup>3</sup>



### Ultimate Performance

The best combination of energy efficiency and noise control.

**79%**  
MORE ENERGY  
EFFICIENT<sup>3</sup>

+

**52%**  
NOISE  
REDUCTION<sup>4</sup>

## Glass<sup>5</sup>

### INSULSHIELD® LOW-E GLASS

Advanced Low-E insulating dual- and triple-pane glass with argon<sup>6</sup>

AdvancedComfort Low-E insulating dual- and triple-pane glass with argon<sup>6</sup>

NaturalSun Low-E insulating dual- and triple-pane glass with argon<sup>6</sup>

SunDefense™ Low-E insulating dual- and triple-pane glass with argon<sup>6</sup>

### ADDITIONAL GLASS OPTIONS

Tempered glass available on dual- and triple-pane products

Obscure and frosted obscure glass available on dual- and triple-pane products

<sup>1</sup> Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.

<sup>2</sup> Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to [energystar.gc.ca](http://energystar.gc.ca).

<sup>3</sup> Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single-story home when Pella Lifestyle Series windows with the respective performance package are compared to a single-pane wood or vinyl window. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see [pella.com/methodology](http://pella.com/methodology).

<sup>4</sup> Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with respective performance package compared to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.

<sup>5</sup> Double-hung window available with dual-pane glass only.

<sup>6</sup> Optional high-altitude Low-E insulating glass does not contain argon in most products. Please see your local Pella sales representative for more information.



# Grilles PELLA® LIFESTYLE SERIES

## GRILLES

Choose the look of true-divided-light, removable roomside grilles or make cleaning easier by selecting grilles-between-the-glass.

### DUAL-PANE:



**SIMULATED-DIVIDED-LIGHT WITH SPACER 7/8"**



**SIMULATED-DIVIDED-LIGHT WITHOUT SPACER 7/8"**



**ROOMSIDE REMOVABLE GRILLES 3/4"**



**ALUMINUM GRILLES-BETWEEN-THE-GLASS 3/4"**

### TRIPLE-PANE:



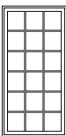
**SIMULATED-DIVIDED-LIGHT WITH ALUMINUM CONTOURED GRILLES-BETWEEN-THE-GLASS 3/4"**



**ALUMINUM GRILLES-BETWEEN-THE-GLASS 3/4"**

## GRILLE PATTERNS

In addition to the patterns shown here, custom grille patterns are available.



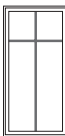
**TRADITIONAL**



**9-LITE PRAIRIE**



**TOP ROW**



**CROSS**



**CUSTOM**

# Screens<sup>\*</sup>

## ROLSCREEN®

Rolscreen soft-closing retractable screens roll out of sight when not in use. Available on casement windows and sliding patio doors.

## FLAT

InView™ screens are clearer than conventional screens and come standard. VividView® screens offer the sharpest view and are optional.

\*WARNING: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.



# Window Hardware PELLA® LIFESTYLE SERIES

**ESSENTIAL COLLECTION** Our most popular design with finishes to suit every style.



**FOLD-AWAY  
CRANK**



**CAM-ACTION  
LOCK**

CHAMPAGNE

WHITE

BROWN

MATTE  
BLACK

OIL-RUBBED  
BRONZE

SATIN  
NICKEL

## Patio Door Hardware<sup>1</sup>

**ESSENTIAL COLLECTION** Elevate your style and transform your home with elegant selections.



**HINGED PATIO  
DOOR HANDLE**



**SLIDING PATIO  
DOOR HANDLE**

CHAMPAGNE

WHITE

BROWN

MATTE  
BLACK

OIL-RUBBED  
BRONZE

SATIN  
NICKEL

<sup>1</sup> On hinged patio doors, Endura Hardware Collection offers a 10-year warranty. See written warranty for complete details at [pella.com/warranty](http://pella.com/warranty).

Want to learn more? Call us at 833-44-PELLA or visit [pella.com](http://pella.com)



### The confidence of added protection.

Pella® Lifestyle Series products are backed by the best limited lifetime warranty for wood windows and patio doors.<sup>2</sup> See written limited warranty for details, including exceptions and limitations, at [pella.com/warranty](http://pella.com/warranty).

<sup>2</sup> Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at [pella.com/warranty](http://pella.com/warranty).



Connect with Pella:





Sec. 21-2-132. - West Village Historic District.

- (a) An historic district to be known as the West Village Historic District is hereby established in accordance with the provisions of this article.
- (b) The historic district designation is hereby certified as being consistent with the Detroit Master Plan of Policies.
- (c) The boundaries of the West Village Historic District, as shown on the map on file in the Office of the City Clerk, are as follows:

Beginning at the intersection of the center line of East Jefferson Avenue with the western boundary of the Park Subdivision of the Cook Farm (L19/P59), and proceeding northerly along the western boundary of the Park Subdivision to the point where it meets the western boundary of the assessor's plat of the addition to Park Subdivision of the Cook Farm (L66/P55) and proceeding northerly along the western boundary of the assessor's plat to its intersection with the center line of Kercheval; thence westerly along the center line of Kercheval to its intersection with the center line of the north-south alley lying between Seyburn and Baldwin; thence southerly along the center line of said alley to its intersection with the center line of Van Dyke Place extended westward; thence east along said center line to its intersection with the western boundary of the north-south alley between Seyburn and Van Dyke; thence southerly along said western boundary to its intersection with the center line of the alley between Van Dyke Place and East Jefferson Avenue; thence easterly along said center line to its intersection with the center line of Van Dyke Avenue; thence southerly along said boundary to its intersection with the center line of East Jefferson Avenue; thence easterly to the point of beginning. (These boundaries include: Parker's Re-Sub of Lots 77, 78, 79, 80, and 81 of the Van Dyke Farm (L21/P99), Lots 1-68; Hart's Re-Sub of Lot 66 of the subdivision of the Van Dyke Farm, Private Claims 100 and 679 (L22/P86), Lots 1-27; Nowosad Subdivision (L99/P49), Lots 1-5; Hogg's Subdivision of Lot 69 of the subdivision of the Van Dyke Farm, Private Claims 100 and 679, Lots 1-24 (L23/P64); Coe, Denham and Shipherd's Subdivision of Lot 70, 73, and 74 of the Van Dyke Farm, Private Claim 679 (L4/P61), Lots 1-75; that part of the plat of the subdivision of the Van Dyke Farm being Private Claim 100 and 679 from Mack to Jefferson Out Lot 65 (L1/P156), being the same as the private plat of Out Lot 65 of the subdivision of the Van Dyke Farm, Lots 33-53; subdivision of Lots 19 to 24 (incl.) and Lots 172-180, also the vacated alley in rear of said lots of Wesson's Sub. of that part of Private Claim 38 lying between East Jefferson Avenue and Waterloo Street, Lots 5-12 (L18/P100); Charles Bewick's Subdivision of the subdivision of Lots 82, 83, and 84 of the Van Dyke Farm, Lots 1-45 and AA (L21/P39); Shipherd's Subdivision of Lots 64, 67, 68, 71, 72, 75 and 76 of the subdivision of the Van Dyke Farm being Private Claims 100 and 679 lying between East Jefferson Avenue and Mack Road, (L14/P61), Lots 7-64 and the south 32.30 feet of Lots 5 and 6; Wesson's Sub of that part of Private Claim 38 lying between East Jefferson Avenue and Waterloo Streets (L16/P91), Lot 10-18, 25-75, 121-171 and 181-186.)

- (d) The elements of design, as defined in Section 21-2-2 of this Code, shall be as follows:
  - (1) *Height.* Buildings in West Village range in height from one story to 11 stories. The



majority of the residential buildings are 2½ stories tall, meaning they have two full stories plus an attic or finished third floor within the roof. One and one-half-story residential buildings exist and are primarily concentrated on Van Dyke between East Lafayette Boulevard and Kercheval, the east side of Shipherd, and on St. Paul between Shepherd and Van Dyke. Apartment buildings range from two stories to 11 stories tall although buildings of more than four stories are rare. Commercial buildings range from one to three stories tall; the older commercial buildings are two stories tall.

- (2) *Proportion of buildings' front façades.* Proportion varies in the district, depending on age, style, use and location in a specific subdivision. On narrow, 30-foot to 35-foot parcels, proportion of front façades is narrow compared to depth, and buildings are taller than wide. Apartment buildings are taller than wide, terraces and attached row houses are wider than tall when taken as a whole.
- (3) *Proportion of openings within the façades.* Areas of voids generally constitute between 15 percent and 30 percent of the front façades, excluding the roofs. Most major openings are taller than wide, although when grouped together some may achieve a horizontal affect. Transoms over windows are usually wider than tall or square. Window openings in residences are always subdivided, the most common window type being double-hung sash, whose area may be further subdivided by muntins. Dormer and gable windows exist in a variety of shapes and sizes. The district contains a great variety of sizes, shapes, and arrangements of openings.
- (4) *Rhythm of solids to voids in front façades.* Voids are usually spaced evenly within the façades, resulting in balanced compositions. Voids in buildings derived from classical precedents are usually arranged in a symmetrical manner. Buildings influenced by the Arts and Crafts movement and the Victorian Era display voids arranged with more freedom.
- (5) *Rhythm of spacing of buildings on streets.* Spacing of buildings on streets is generally determined by the setback from the side lot line, which tends to vary according to the width of the lot. The regularity of spacing on narrow lots or parcels (30-foot to 40-foot range) is interrupted by vacant lots resulting from demolition as well as the occasional combination of several lots for larger, newer structures. On Parker from East Jefferson Avenue to Agnes where lots are 40 feet to 50 feet wide, houses are most often centered on the lot or sometimes placed closer to one side lot line to form a small side yard or permit space for a driveway.
- (6) *Rhythm of entrance and/or porch projections.* Most residences have porch projections and/or entrance recessions. Porches and entrances on classically inspired buildings are either centrally placed or, as in the case of some duplexes, placed on both sides of the façade in a symmetrical arrangement. Victorian and Arts-and-Crafts-inspired buildings display more freedom in placement. Side and sun porches are rare in the district due to



the lack of side yards; a few exist on larger lots. Rowhouses or terraces generally exhibit freedom in placement of porches and entrances within each complex; centrally located recessed entrances in Shepherd Court create a rhythm amongst themselves.

Commercial buildings on Kercheval display a progression of recessed entrances, usually two per building. No rhythm is established along the East Jefferson Avenue frontage.

- (7) *Relationship of materials.* The majority of the buildings in West Village have either common or pressed brick or clapboard sheathing as their principal exterior material. Stucco wall surfaces also exist as a principal material; some later replacement siding exists in the district, but much of such siding changes the visual relationship of the siding to the building. Masonry is used on the first story only on some houses, and wood shingles exist on some second stories. Most buildings have wood trim; a few more substantial houses and apartment buildings have stone trim. There are some tile roofs; some slate roofs still exist; asphalt replacement roofs are common. Porches are built of brick or wood.
- (8) *Relationship of textures.* The most common relationships of textures are the low-relief pattern of mortar joints in brick contrasted to smooth wood trim and/or wood clapboard contrasted with smoother trim. Random ashlar used at the first-story level is contrasted with a wood-sheathed or shingled upper story in a few houses, as is a brick first story and a stuccoed second story. The smoother surface of glazed brick or painted brick is sometimes contrasted with stone or wood trim. Carved wooden detail and half-timbering provide textural interest. Slate and tile roofs provide textural interest whereas asphalt shingles usually do not.
- (9) *Relationship of colors.* Orange natural brick, pressed brick, and replacement siding in natural earth colors are plentiful in the district; the paint colors of frame houses often relate to style. The classically inspired buildings generally have woodwork painted in the white and cream range. Doors and shutters feature an array of colors, usually harmonizing with the main body of the house. Colors known to have been in use on buildings of this type in the 18th Century or 19th Century on similar buildings may be considered for suitability. Buildings of Medieval or Arts and Crafts inspiration generally have painted woodwork and window frames of dark brown, cream, or other natural tones. Stucco is either left in its natural state or painted in a shade of cream or yellow. Dark brown half-timbering is common. Victorian buildings display freedom in use of color. Original color schemes for any given building may be determined by professional paint analysis and, when so determined are always appropriate for that building. Roofs are in natural colors (tile and slate and wood colors), and asphalt shingles are predominantly within this same color range.
- (10) *Relationship of architectural details.* Architectural details generally relate to style. Victorian architectural details appear on 1½- and 2½-story Victorian cottages;



spindlework, fishscale shingles and patterned shingles are indicative of the Queen Anne style. Areas treated include porches, gables, window and door surrounds, and cornices. The buildings influenced by the Arts and Crafts or Medieval sometimes have details carved in wood on window frames, door frames and eaves and sometimes have half-timbering. The four-square buildings, mostly on the northern end of the district, have little architectural embellishments; the detail on the eaves, bays, dormers and porch are architectonic. Neo-Georgian or Colonial buildings have classical details in wood on porches, shutters, window frames and dormers. In general, various styles are rich in architectural detail.

- (11) *Relationship of roof shapes.* The district is characterized by a diversity of roof shapes. Hipped or pitched roofs on most residential buildings are punctuated with gables and dormers, with the exception of the Victorian cottages, with their steeply pitched roofs, and apartment buildings, whose roofs are not visible from the street. Roofs of commercial buildings generally appear flat. Porch roofs vary greatly according to style.
- (12) *Walls of continuity.* The major wall of continuity is created by the buildings, with their generally uniform setbacks within block faces. New buildings should conform to these setbacks where they exist. Fences along building lines extend the major wall of continuity. Hedges extending along the front lot lines create a minor wall of continuity where they exist, and a major wall of continuity where they exist in sufficient quantities such as on Shepherd between St. Paul and Agnes. Gaslights on Parker between East Lafayette Boulevard and the Parkstone parking lot and on Agnes from Parker to Van Dyke create minor walls of continuity, as do trees on tree lawns. Fences in the district exist along side lot lines as well as front lot lines. On Shipherd, garages on the west side of the street create the major wall of continuity.
- (13) *Relationship of significant landscape features and surface treatments.* The typical treatment of individual properties is a flat or slightly graded front lawn area in grass turf, subdivided by a walk leading to the front entrance from the curb and frequently a sidewalk beginning at the sidewalk leading to the rear. Materials for such walks are primarily concrete, although a few brick walks exist. Some front yards have rectangular raised earthwork terraces upon which the house stands, sometimes with a brick or stone retaining wall at the change of grade. Foundation plantings, often of a deciduous character, are present. Hedges between properties and along front lot lines are not uncommon. Several types of fences exist in the district, including cyclone fences, fences with wooden posts and rails with wire mesh, wrought iron fences, and brick and concrete walls. Some large American elm trees remain on the tree lawns in the district, although they are virtually extinct. Replacement trees should be characteristic of the area and period, though only a disease-resistant elm would be a practical choice. Very few straight side drives from the street to the rear are present; alley-facing garages are



the norm, although many parking bays are present with alley entrances. The lack of front driveways leads to a unity of front yards. Street pavements are now asphalt; cut stone curbs exist with frequency although in some areas they have been replaced with concrete curbs. Alleys are concrete except for the alley between Shipherd and Van Dyke and the alley between East Jefferson Avenue and Van Dyke Place, which are brick. Steel lighting poles on Van Dyke are fluted; elsewhere in the district on north-south streets O.P. poles are the predominant type. On east-west streets and Shipherd there are telephone poles with cranes carrying lanterns. A boulevard with a landscaped median 44 feet by 370 feet exists on Parker Avenue between East Jefferson Avenue and East Lafayette Boulevard.

- (14) *Relationship of open space to structures.* In those areas of the district where demolition of houses has occurred, the character of the open space is haphazard as it relates to the buildings. On Shipherd, the original relationship between the houses on the east side and the garages on the west side of the street has been severely altered due to demolition of houses. On both sides of the alley between Seyburn and Van Dyke Place, clearance for redevelopment has occurred. The arrangements of Shepherd Court provides a central communal courtyard space. The boulevard on the south end of Parker provides a more spacious setting for the houses facing it.
- (15) *Scale of façades and façade elements.* There is a variety in scale from block to block depending on lot width and style. Houses south of East Lafayette Boulevard are of a more substantial character than those north of East Lafayette Boulevard, and houses south of Agnes on Parker are the most substantial. Size and complexity of façade elements and details either accentuate or subdue the scale of the façades. Façade elements have been determined by what is appropriate for the style. Window sashes are usually subdivided by muntins, which affects the apparent scale of the windows within the façades.
- (16) *Directional expression of front elevations.* The expression of direction on residential blocks is neutral, although individual houses may emphasize their verticality or horizontality according to style. Rowhouses and terraces are horizontal in directional expression; apartment buildings are vertical. Commercial buildings on Kercheval form a horizontal row.
- (17) *Rhythm of building setbacks.* Setbacks on the north-south streets in the district vary slightly from area to area within the district, although they are generally consistent within each street face and/or subdivision because of the existence of various deed restrictions. Buildings on the main east-west streets, which are East Jefferson Avenue, East Lafayette Boulevard, and Agnes, are less consistent in setback due to more recent



development. The varying designs of the buildings, frequently with slight setbacks or projections in their façades, cause the buildings to relate to the front setback line in different ways; this creates a slight variation in the setback line.

- (18) *Relationship of lot coverages.* Lot coverages range from 15 percent to 80 percent. Apartment buildings and rowhouses generally occupy a percentage at the high end of this range. Most homes are in the 20 percent to 35 percent range of lot coverage. Lot coverage is greater north of East Lafayette Boulevard where lots are narrower in width.
- (19) *Degree of complexity within the façade.* The degree of complexity has been determined by what is typical and appropriate for a given style. The classically inspired buildings usually have simple, rectangular façades with varying amounts of ornamentation. Four square buildings are usually less complex with ornament restricted to the porch and entrance and sometimes eaves. Other more decorative styles frequently have façades complicated by gables, bays, slight setbacks, porches, an occasional turret, window and door hoods, and carved detail. Apartment buildings have historical details derived from the styles in which the buildings are designed.
- (20) *Orientation, vistas, overviews.* Most of the buildings are oriented toward the street. Garages are usually oriented toward an alley; almost all garages are detached and at the rear of the lot. They are not generally visible from the street. Houses on the east side of Shipherd are oriented toward the street and face the garages of buildings oriented towards Seyburn. All houses in Wesson's Subdivision face the north-south streets, except those on the north side of East Lafayette Boulevard. In other subdivisions, the corner house often faces the east-west streets. Rowhouses and terraces are usually oriented toward the east-west streets. Buildings on East Jefferson Avenue are most often slanted slightly towards the west.
- (21) *Symmetric or asymmetric appearance.* Neo-Colonial or Classically-inspired buildings are usually symmetrical. Other styles are asymmetrical but most often result in balanced compositions.
- (22) *General environmental character.* The West Village District is characterized by residential and minor commercial development dating from 1880 through 1930. Long, straight streets, a significant array of housing types, and a cohesiveness achieved through uniform setbacks and heights result in an urban, medium density neighborhood. Newer commercial and institutional uses exist primarily on the northern and southern fringes of the district. West Village is of an urban character, rare in the City, because of the diversity of building types in the area.

(Code 1964, § 28A-1-39; Code 1984, § 25-2-92; Ord. No. 547-H, § 1(28A-1-39), eff. 2-25-1983)



## PROPOSED WEST VILLAGE HISTORIC DISTRICT

### FINAL REPORT

West Village is a late-nineteenth/early twentieth century residential area occupying about 20 square blocks on the east side of Detroit approximately three miles up the Detroit River from the central business district. To the east of West Village is the Indian Village Historic District, to the west is an older Victorian residential neighborhood, to the north across Kercheval is the Butzel Family Center, a modern social service complex, and to the south across Jefferson Avenue are the apartment buildings of the "East Riverfront" and the U.A.W. International World Headquarters. West Village is comprised of approximately 275 two-story single and two-family houses, 30 apartment buildings, and about 20 commercial buildings. The great majority of the buildings were constructed between 1890 and 1920, on what, up to that time, had been open farmland. It is now a racially integrated, mixed-income-level neighborhood with a population of about 3,190.

**BOUNDARIES:** The boundaries of the proposed district are outlined in black on the attached map and are as follows:

*Beginning at the intersection of the centerline of East Jefferson Avenue with the western boundary of the Park Subdivision of the Cook Farm (L19/P59), and proceeding northerly along the western boundary of the Park Subdivision to the point where it meets the western boundary of the Assessor's Plat of the Addition to Park Subdivision of the Cook Farm (L66/P55) and proceeding northerly along the western boundary of the Assessor's Plat to its intersection with the centerline of Kercheval; thence westerly along the centerline of Kercheval to its intersection with the centerline of the north-south alley lying between Seyburn and Baldwin; thence southerly along the centerline of said alley to its intersection with the centerline of Van Dyke Place extended westward; thence east along said centerline to its intersection with the western boundary of the alley between Seyburn and Van Dyke; thence southerly along said western boundary to its intersection with the centerline of the alley between Van Dyke Place and Jefferson; thence easterly along said centerline to the boundary between Lots 50 and 51 of the Charles Bewick's Subdivision of the Subdivision of Lots 82, 83 and 84 of the Van Dyke Farm (L21/P39) extended north; thence southerly along said boundary to its intersection with the centerline of East Jefferson Avenue; thence easterly to the point of beginning.*

**HISTORY:** The West Village neighborhood is of historical importance as a benchmark to the growth of Detroit in the late-nineteenth and early twentieth centuries and as the home of a number of prominent Detroit residents, some of whom achieved national note.

West Village received its name in the mid-twentieth century in recognition of its location adjacent to the western edge of its more famous neighbor, Indian Village. Indian Village, which was built on a more opulent scale slightly later than West Village, was listed in



the National Register in 1972. The difference between the two neighborhoods lies primarily in the size of the lots and the restrictive covenants that guaranteed the exclusive character of Indian Village. West Village not only has different physical characteristics than Indian Village in that it is more densely built-up and the lots are smaller, but, unlike its neighbor, it has always sheltered a variety of social classes ranging from factory workers and artisans to millionaires.

West Village was originally part of Hamtramck Township until 1891, when Baldwin Avenue ceased to be the city limits. Private Claim 100 was granted to Julian and Harriet Hamtramck by the United States government in 1811 and Private Claim 679 was confirmed to Antoine Chapoton in 1810. These two contiguous tracts were purchased by James A. Van Dyke for \$8,000 in 1846 and were thenceforth known as the Van Dyke Farm. James A. Van Dyke, a prominent Detroit citizen, served as mayor of Detroit in 1847. This farm ran east/west from approximately Shipherd Street to the alley between Parker and Seminole and stretched approximately three miles north from the Detroit River. Private Claim 38, from Baldwin to Shipherd, was confirmed to the heirs of Antoine Moras in 1807 and became known as the Wesson Farm, after the landholder and state senator W. B. Wesson.

Part of the Van Dyke Farm, from Mack to Jefferson, was subdivided by the Van Dyke heirs after his death into Lots 37-84 in 1865. Van Dyke Avenue was the only north/south street opened from Jefferson in 1885 in what was to become known as the West Village neighborhood. A few houses were built on the Van Dyke Farm before it was divided into house lots. By 1885, Van Dyke Street was already established with a small mixed-use community surrounding it.

Platting began in West Village in 1876 when Messrs. Coe, Denham and Shipherd subdivided a portion of the old Van Dyke Farm. This initial platting included the area now generally bounded by Agnes, Van Dyke, St. Paul, and Parker Avenues; however, in 1876 the eastern boundary was the Detroit Driving Club's race course, the western boundary was Van Dyke, the southern boundary was the old Parker, later changed to Tont and later vacated, and the northern boundary was Florine, later changed to St. Paul. In that same year, 1876, Coe Street appeared in records and on maps, named after S. S. Coe, landowner. A scattering of frame houses appeared on the 30' X 160' lots prior to 1885.

In the 1890s modest Victorian cottages began to appear in greater numbers as platting continued in earnest as the old Van Dyke Farm and Wesson Farm were further subdivided into house lots. Typical of these are the houses on Van Dyke between Agnes and Coe. By the mid-1890s an adequate system of streets and alleys had been established. However, a dilemma arose when Seyburn Street in Wesson's Subdivision was platted, transforming Shipherd into an alley. Consequently, a series of north/south blocks became defined on two sides by alleys. Dwelling houses were built facing the garages of homes built on Seyburn Street, resulting in an unusual situation not often found elsewhere in Detroit. This uncommon arrangement of streets and alleys



was conducive to a unique housing experiment undertaken in 1909 on Shipherd near Lafayette, called Shipherd Court. A cluster of single family houses faced a courtyard instead of the alley. Only one six-unit cluster was actualized; the rest of Shipherd was developed with single family homes and light manufacturing facilities fronting on Shipherd, the alley.

Some of the subdivisions platted in the mid-1890s were replatted at the turn of the century, such as Parker's Re-sub, first platted in 1895 and replatted in 1902, and Bewick's Sub, first platted in 1895 and replatted in 1899. The sale of house lots proceeded with greater success as a result of the establishment of land companies. After the turn of the century, construction became more substantial as larger and more expensive houses were built. The house at 724 Seyburn, one of the first large houses built in West Village, was followed within a few years by entire blocks of fine houses such as those on the first two blocks of Parker. One manifestation of West Village's increasing appeal to the affluent was the replatting of an older, unsuccessful subdivision which included the section of Parker Avenue between Jefferson and Lafayette into a boulevard with lots facing a 44' X 370' landscaped median, deeded to the city in 1902 by the Parker Estate Company Ltd. as an "ornamental ground." This section of Parker was soon built up with fashionable and expensive houses, similar to those in neighboring Indian Village.

In general, the house lots above (north of) Lafayette, with the exception being in Parker's Re-sub, are 30'-35' wide. Although the lots sizes in Shipherd's Sub were 60' X 165', the lots were often sold by half-lots, resulting in a width of 30'. Between Lafayette and Jefferson are lots 40' to 50' wide, depending on the particular subdivision. Within each block or each street face, most subdivisions imposed restrictions that were filed with individual deeds. For example, on Van Dyke Place, which is in Bewick's Subdivision, "no apartment building or no building except single or double residence, excluding necessary outbuildings,.... shall be erected, and shall not cost less than \$3,500 and shall not be placed less than 20' from the front lot line." The Parker Estate Company Ltd., established in 1901, sold lots with restrictions attached that specifically stated that, among other more ordinary things, "no liquors shall be manufactured or sold on said premises...." More commonly restricted throughout West Village was the cost of the structure, its use, its setback from front lot line and sometimes side lot line if it was a corner lot, and sometimes height.

Jefferson Avenue, the "Queen" of Detroit's thoroughfares, was more exclusive. Only single dwelling houses were permissible and the required minimum cost of construction was prohibitive. An agreement was drawn up between the owners of the Bewick Subdivision and Wesson's Subdivision to establish mutually desirable restrictions on their adjacent Jefferson Avenue frontage. Only single family dwelling houses costing not less than \$10,000 each and placed within 35' of the front lot line were permitted to be built. Therefore, the north side of the Jefferson Avenue frontage never developed as anticipated. A mixed-use strip grew up across from the grand mansions, later



replaced by tall apartment buildings, on the south side of Jefferson Avenue.

The entire West Village neighborhood built-up rapidly between 1905 and 1925 with fine middle-class homes, apartment buildings and row-house blocks. A neighborhood commercial strip grew up on Kercheval Avenue.

During the decades from 1920 to 1950 West Village enjoyed a period of prosperous maturity. It was home to a number of prominent Detroiters including numerous merchants, business executives and professionals. Among the more prominent were Franz Kuhn, Chief Justice of the Michigan Supreme Court and president of the Michigan State Telephone Company; Edwin Denby, Secretary of the Navy during the administrations of Warren G. Harding and Calvin Coolidge; Theodore Hinchman, president of the nationally known Detroit-based architecture firm of Smith, Hinchman and Grylls; and Julius Melchers, a nationally known late-nineteenth century sculptor and woodcarver.

In the post war years as racial tensions accelerated the flight to the suburbs, West Village, like other inner city residential areas in Detroit, slowly began to decline. Absentee landlordism and deferred maintenance took their toll on the housing stock and abandonment and spot demolition spread into the neighborhood from the blighted area to the west.

By the early 1970s West Village seemed doomed as a viable middle class residential area. The resurgence of its fashionable neighbor, Indian Village, however, generated new interest in the still attractive eastern portion of West Village around Parker and Lafayette Avenues. On the west side of the neighborhood the residents of Seyburn Street organized a strong block club to preserve that street's integrity in the face of encroaching blight. The new homeowners, who were attracted to the area by the excellent housing opportunity and the proximity to downtown, joined with the corp of longtime residents to form the West Village Association in 1974. This organization is dedicated to arresting decay, developing a renewed community spirit and aiding residents in dealing with individual needs.

Today West Village is enjoying a renaissance in residential popularity. Decay is being successfully combatted and houses are being rehabilitated throughout the area. The neighborhood is one of several in Detroit where a racially integrated population is working together to maintain a viable integrated living environment.



**ARCHITECTURAL DESCRIPTION:** West Village is laid out on an irregular grid plan with the major streets extending north to Kercheval intersected by minor east-west streets. Parker, Van Dyke, Seyburn and Lafayette are the principal streets. The neighborhood is honey-combed with a network of service alleys and short, narrow cross streets. The buildings are uniformly set back from the curb behind small front lawns, and most are centered on their narrow lots. Although many of the streetside trees have been lost, the building lots are well-landscaped with mature shrubs and trees giving a parklike character to the neighborhood.

West Village contains a great variety of dwelling types representing the full range of housing concepts popular in the period from 1850 to 1930. The neighborhood has always sheltered a mixture of income groups with the result that there are modest frame workers' cottages, two-family houses, commodious middle-class single-family dwellings, spacious upper-class mansions, terrace houses and various types of apartment buildings. In addition, there are neighborhood commercial strips on Jefferson and Kercheval, and a few churches spotted throughout the area.

The earliest single-family houses include rows of frame Victorian cottages originally occupied by the working class, such as those on Van Dyke between Agnes and Coe, and more substantial frame two-story Queen Anne dwellings. Both types were built by builders, carpenters, or contractors. Larger middle-class houses, mostly brick, two-story dwellings, representing a variety of architectural styles popular after the turn-of-the-century, comprise the majority of the housing stock. These range in style from plain, brick blocks exhibiting prairie and bungalow influences to Tudor, Colonial Revival, castellated, Dutch Colonial and Mediterranean designs.

The upper class dwellings are mostly located on or near Jefferson Avenue, which was one of Detroit's most exclusive residential thoroughfares at the turn-of-the-century. There are Mediterranean influenced structures, such as the c. 1900 Finck House at 649 Van Dyke, as well as examples of the more popular Tudor style, such as the house at 8115 Jefferson, built in 1902, or variations on the Colonial Revival style as exemplified by the 1912 Colby House at 714 Parker designed by Albert Kahn. One of the more original houses in the neighborhood is the Dutch Mannerist style house at 1050 Parker.

One of the most interesting aspects of West Village's building stock is the range of multi-family dwelling types it contains. There are excellently designed blocks of terrace houses such as the stuccoed English Cottage style houses at 8005-29 St. Paul built about 1912-13, the brick and wood shingle Jacobean influenced block at 8109-27 Lafayette built in 1906, and the brick Georgian Revival style row at 8040-60 St. Paul completed in 1918. Like many of the upper-class single-family houses, the terrace rows are patterned after contemporary English models. An interesting development exhibiting what was an unusual planning concept for Detroit in the early twentieth



century, are the six identical, stucco houses at 1020-1034 Shipherd Court built in 1909 around a central, communal garden space. Duplexes were also popular in the period before World War I. Number 7946-7950 Lafayette and 711-715 Seyburn Street are fairly typical.

Middle-class apartment living first made its appearance in Detroit in the form of two-family houses. There are quite an array of these in West Village, of which 1011-15 and 1057-61 Van Dyke are the most common type. Within a few years, three and four unit buildings appeared, heralding the emergence of the full-fledged apartment building. In order to harmonize with the prevailing neighborhood fabric these structures were often designed to resemble large single-family houses. One of the finest examples is 1030 Van Dyke, built in 1921. Number 648 Van Dyke and 715-21 Parker are more typical of West Village's small apartment buildings.

Among the earliest large luxury apartment buildings in Detroit is the Colonial at 1005 Parker built in 1901. The compact mass of this three-story Colonial Revival style structure was designed to blend inobtrusively into the neighborhood amidst its well landscaped grounds, while the colossal Ionic portico added a monumental note of opulence not at all out of character with the nearby Jefferson Avenue mansions being constructed about the same time.

The domestic scale represented by the Colonial gave way in the 1920s to the modern apartment building. The few examples are mostly located on Van Dyke Avenue, the principal street in West Village, which was redeveloped in the 1920s to accommodate the city-wide boom in apartment building construction. The buildings are all four- to six-stories in height and were designed to harmonize with existing neighborhood fabric. They range in style from Tudor (No. 1720), to Georgian (No. 1099), to Prairie style (No. 1121), to Mozarabic (No. 1000). An exception to the general trend to maintain the residential scale of the streetscapes is the Parkstone Apartments, a hulking, square, brick, Georgian style, eleven-story building at the corner of Parker and Agnes.

As for non-residential buildings, in addition to commercial buildings, there is only one church of significance; it is a Tudor Gothic style brick structure with limestone trim built in 1916. The major decorative feature of this otherwise rather plain structure is the crenelated corner tower containing the carved limestone entrance. Located at 7835 Lafayette, the building is now used as the Zion Progress Baptist Church.



The commercial buildings are limited to neighborhood shopping areas located on Kercheval Avenue between Van Dyke and Parker and on Agnes between Van Dyke and Parker. They were first built-up with small commercial buildings in the World War I era. Both the Agnes and Kercheval strips still present a period appearance, although there has been some spot demolition on Kercheval. Jefferson, which was originally a residential street, has been slowly rebuilt with modern buildings in a piecemeal fashion so that it does not present an architecturally unified appearance, although there are some individually excellent structures. Perhaps the two most distinguished commercial structures in West Village are the former Guardian Detroit Bank at 7875-77 East Jefferson, a limestone Romanesque style structure built in 1927 and the former Detroit Savings Bank at 7968 Kercheval, a two-story, limestone, Classical style building built in 1918. The rest of the commercial buildings are fairly similar, two-story, brick buildings with bay windows at the second floor apartment level above the plain wood and plate glass store fronts.

Relatively little development occurred in the area after 1925 with the result that there are few intrusive structures, with the exception of a few apartment buildings and houses built in the 1950s and 1960s and some modern commercial buildings on Jefferson Avenue.

1. Melchers House, 723 Seyburn, 1897, Donaldson & Meier (architects)

The design for the Melchers House was commissioned by Gari Melchers in 1897 as a gift to his father, Julius Theodore Melchers. Julius Theodore Melchers (1830-1908), the first occupant of the house, was a sculptor, modeler, and carver of some renown. Among his creations were the state coat of arms placed over the main entrance of the Michigan Centennial Building in Philadelphia in 1876 and the statues of Detroit pioneers at the old Detroit City Hall in 1871, now at Wayne State University. Melchers' son Gari, also an accomplished artist, studied in Germany and France as well as the United States. He resided in the house after his father's death until it was sold in 1915.

The Melchers House finds its Colonial precedent in the Medieval of the seventeenth century, with Dutch influence as evident in the gables, shutters, and slight kick of the roof eave. A dormer with projecting triangular gables protrudes from the steeply pitched roof on either side of the central gabled dormer. The carving of the gable of the large central dormer is the work of Julius Melchers. Another interesting Colonial characteristic is that of the slight projection of the second story over the first. The firm of Donaldson & Meier were the architects of this handsome building, Donaldson having been a friend of Melcher. Gari Melchers brought back tiles from one of his trips to Holland for the mantels inside the house.



2. Shipherd Court, 1020-34 Shipherd Court, 1909, Vinton Company

The six single-family houses forming a courtyard off of Shipherd are the result of an unusual planning concept in the early-twentieth century. The six identical stucco houses were built by the Vinton Company for Charles Bewick, of Bewick Realty Company, incorporated in 1906 for the purpose of selling house lots in Bewick's Subdivision. The six houses are identical in detail; each is two-stories in height with large windows and wide overhanging roofs. Shipherd Court represents a unique example of urban planning in Detroit; the residences were planned with a central communal garden space.

3. Duplex, 7831-35 Van Dyke Place, 1906, John Seestedt (builder)

A preponderance of two-family houses were built in West Village in the early twentieth century; the property restrictions filed with the original deeds specifically allowed for their construction. The majority of structures on Van Dyke Place, originally Richard Street, were built as two-family units, either in the form of flats or duplexes. The duplex at 7831-35 Van Dyke Place typifies this housing phenomenon.

Built by John Seestedt, carpenter, in 1906, this two-story brick duplex housed middle-class families throughout its lifetime. The first occupants were, at 15 Van Dyke Place, J. Remsen Bishop, principle of Eastern High School, and at 17 Van Dyke Place, Peter B. Luyster, vice-president of Houghten-French Company, suppliers of lake ice.

It is a typical example of a Colonial Revival double-residence with a recessed entrance on each side and a two-story bay window crowned with a gable in the center. The Doric columned porches bear typical Colonial Revival detail. Overhanging eaves of the hip roof of the building form the ceilings of the second story porches.



4. Finck House, 649 Van Dyke, 1900, George D. Mason (architect)

The Finck estate is easily one of the most unusual homes in West Village, and its builder, William Muir Finck, one of the more colorful figures in the history of industrial Detroit. Born in Lyons, New York, Finck moved to Detroit in 1854. As a young man of 20, he went to work in the firm of C. R. Mably and Company, manufacturers of overalls and work clothes. Several years later, Finck was joined in Detroit by his uncle, Charles Fitzsimmons, and together they formed the Fitzsimmons-Finck Overall Company. In 1901, Finck withdrew from the partnership and formed his own company, which, at his death in 1936 was one of the largest industries of its kind in the country. The rapid development of the automobile and related industries in Detroit and the subsequent demand for thousands of work uniforms contributed to Finck's success.

The man himself proved to be an able executive. He was years ahead of his time in labor/management relations and factory innovations. His plant was the first to provide rest and recreation rooms for its employees as well as its own restaurant. In a more eccentric vein, he was also ahead of his time in that he was a vegetarian and health food faddist who kept his own grinding mill in his office and, over several years, gave away literally tons of grain to anyone who would try his diet. He continuously espoused the virtues of abstinence from water because of its impurities. He died suddenly at age 92, alert and vibrant to the end. He left no immediate family. His wife, Katherine Rheiner, whom he had married in Buffalo, New York, in 1899, died in 1919. They had no children and Finck never remarried. He had been a member of the Sons of the American Revolution, Sons of the Colonial Wars, the Detroit Athletic Club and the Detroit Boat Club. Furthermore, he was a prominent early patron of the Detroit Institute of Arts. The Finck house was subsequently occupied by his niece, Mrs. Harry McQueen, who lived there until 1963. The house was then sold to clothing designer Ruth Joyce, and served as her boutique until her death in 1970.

Currently operating in the building is the elegant French restaurant, "The Van Dyke Place."

According to a magazine article appearing in Town and Country in 1912, "Rarely outside of Paris itself does one find a more perfect type of pure French house than in the residence of Mr. William Muir Finck at Detroit, Michigan." The building, designed by prominent Detroit architect George D. Mason, reflects, in fact, a combination of architectural styles. The Mediterranean flavor is expressed in the glazed tile roof; the Louis Seize French is expressed in the delicate entrance surrounds and French doors, and the twentieth century expressed in its Edwardian boxy massing. The Finck residence is faced with light-glazed brick; limestone window and door surrounds are featured in the central entrance bay. The entablature over the doorway supports a second story balcony. Beneath the overhanging roof eaves are ocular windows.



This main facade, facing Van Dyke, is symmetrically arranged, with the entrance as the central axis. The main feature of the south facade is the two-storied bowed window capped by a steep conical roof, which faces a ballustraded porch. The south elevation contains a small glass conservatory. An extensive service quarters extended back from the main block of the house and was later joined to the carriage house in the rear.

The interior of the Finck House was lavishly furnished in the style of Louis Seize. Blue and white were the prevailing colors used by the decorator, Mr. John H. Huttaff of New York. A painting by the French Rococo artist Watteau was reproduced in hand painted glass for the staircase window. A French garden completed the sense of unity between the interior and the exterior of the Finck House, which remains relatively unaltered to this day.

5. Van Dyke Manor, 1000 Van Dyke, 1923, J.I. Weinberg (architect)

Van Dyke Manor represents one of the many moderate size apartment buildings in West Village. Apartment buildings of this scale dressed in a variety of historical styles were being constructed throughout Detroit in the late 1910s and 1920s, the most notable collection being the early buildings in Palmer Park. Built at an estimated cost of \$177,000 in 1923, Van Dyke Manor is six stories high and contains 37 apartment units.

The style of Van Dyke Manor reflects modern apartment building construction with pilaster type mullions between the windows and spandrels beneath them, and medieval Spanish, or Mozarabic, references. The term Mozarabic refers to the use of elements of Mohammedan and Christian architecture in combination, as popular in the architecture of eighth century Spain. The results of this on Van Dyke Manor are the twisted columns, an Early Christian motif, coupled with the typically Islamic arcading and tower with slightly pitched frontal gable with a niche within on the southern end of the facade. Its roof is tiled, adding to the Mediterranean influence. The product is a 1920s building with interest added through the use of historical detail, concentrated in the entrance bay and the southernmost bay, the latter being prominently situated on the corner of Van Dyke and Lafayette.



6. James Smith House, 1421 Van Dyke, c. 1883

The James Smith House predated the division of the majority of the Van Dyke subdivision into house lots. It is on the north half of Lot 45 of Shipherd's Subdivision of part of the Van Dyke Farm, platted in 1890. James Smith, according to city directories, lived on the west side of Van Dyke as early as 1883 but did not purchase Lot 45 from Messrs. Coe, Denham, Dewey, et.al. until 1886. At that time Smith was a shoemaker with the firm of Pingree and Smith, manufacturers of shoes and boots. In the mid-1890s James Smith appeared in city directories as a grocer, and possibly lived above the store he had built next door at 1417 Van Dyke while leasing out the house at 1421 Van Dyke. The Smith's sold Lot 45 in 1928.

The Smith House is typical of small one and one-half story Victorian cottages found elsewhere in West Village dating from the 1880s and 1890s, but is special in that it is the only one that is brick. It is also a bit more elaborate than the frame workers cottages in the neighborhood, with its central bay window and colored glass in the subdivided transom lights. The recessed entrance porch is on the south side of the front elevation, a bay window sits below the transverse gable of the south elevation.

The Smith House is a fine example of a middle-class dwelling of the 1880s.

7. Termote House, 1433 Van Dyke, c. 1886

Charles Termote, teller at the Detroit Savings Bank, purchased Lot 44 on which this middle-class two-story Victorian house was built. The house is unusual in that it consists of a two-story bow window with continuous bands of sash windows within, and a gable above. The main body of the house is set back from the bow window and the entrance porch is on the south side of the front facade.

8. 8109 E. Jefferson, Frederick K. Stearns House

In the area around Indian Village are a number of houses which serve as reminders that Jefferson Avenue was heavily residential in that section. One of the most important of these is the Frederick K. Stearns house, designed in 1902 by the Detroit architects Stratton and Baldwin. Half-timbering of a medieval character covers a house actually built of hollow tile; the design impulse clearly comes from the Arts and Crafts movement. William Stratton later married Mary Chase Stratton, the founder of Detroit's Pewabic Pottery. The house interior is a showplace for Pewabic; surely no more complete and magnificent installations of this tile could be found in a residence.



Stearns was an important figure in Detroit history; the Stearns building at Jefferson and Bellevue being another reminder of the family business. Pharmaceutical manufacturing has been an important Detroit industry, and the Stearns firm played an important role in that industry in the early years of this century.

The Stearns house is now used as part of the Region 8 School Board offices.

9. 8115 E. Jefferson, Arthur M. Parker House

In 1901 the architects Malcomson & Higginbotham received a permit to construct a two-story brick dwelling for Arthur M. Parker, secretary-treasurer of the Detroit Range Boiler Company. Malcomson & Higginbotham were consultant architects for the Detroit public school system. After becoming partners in 1890, they designed Romanesque Revival churches in Detroit, and the initial buildings on the new campus of the University of Detroit at Livernois and McNichols.

Like the Frederick K. Stearns house next door, the Arthur M. Parker house is covered with half-timbering of an English medieval flavor above its brick first story.

The Arthur M. Parker house and the Stearns house are connected by modern additions and comprise part of the Region 8 School Board offices.

10. Colby House, 714 Parker, 1912, Albert Kahn (architect)

An imposing, Albert Kahn designed residence on a corner lot, 714 Parker was built in 1912 for Frederick L. Colby, the assistant secretary of Berry Brothers, Ltd. Colby was born in Michigan in 1862. In 1899 he married Frances Berry and subsequently became a purchasing agent for Berry Brothers, Varnish Manufacturing, Ltd. at the northwest corner of Lieb and Wight on the East Riverfront.

In 1913 he became Secretary of the Detroit Heating and Lighting Company and vice-president of the corporation the following year. He was also vice-president of Desmond Charcoal and Chemical Company. He was a member of the Detroit Athletic and Boat Clubs.

In 1915, the house was sold to Horace J. Caulkins, owner of the H. J. Caulkins and Company and the very important Detroit-based Pewabic Pottery Company.

The Caulkins Company which he founded manufactured china kilns and enamel furnaces. The Pewabic Pottery Company of which he was president provided hundreds of homes, businesses and churches with beautifully-glazed decorator tiles. Caulkins lavished his home with many fine examples of Pewabic pottery before his death in 1923. His wife is listed as living at the address until 1925.

The facade of the house at 714 Parker is of stucco on masonry accented by limestone sills on the first story and a belt course that unifies the second story windows for which it serves as one



continuous sill. The modestly-scaled entrance porch is composed of two Doric columns which support a shallow arched cover. The dentil cornice above the second floor runs the length of the building. The shallow hip roof with flat top is covered with tile; two dormers with projecting hip roofs protrude from the Parker Avenue slope. The formality of the front facade is contrasted with the informality of the north facade. A fine stuccoed garden wall to the rear is ornamented with Pewabic tile. The north elevation, facing the side street, is asymmetrical in composition, with the articulation of windows rising up service stairs, an oriel window, and secondary entrance.

11. The Colonial, 1005 Parker, 1901, S. C. Falkinburg (architect).

The Colonial represents the effective integration of a multiple unit building with a residential scale neighborhood. Samuel C. Falkinburg, the architect of the Colonial, also built other apartment buildings in Detroit, such as the Westminster Apartments on Westminster Avenue. The Colonial had six units above the basement, all initially occupied by professional men, such as William G. Smith, the treasurer of Berry Brothers, Ltd., manufacturers of varnishes and paints. Other well-known people resided there over the years; for instance, Fritz Goebel of Goebel Brewing Company and Maxwell Grylls, architect, lived at the Colonial in 1924.

The three-story luxury Colonial Revival apartment building is amply set back and landscaped on its corner lot. The entrance on the grey brick facade is dominated by the six fluted Ionic columns of a semi-circular portico with full entablature. The colossal portico serves the two-fold purpose of not only delineating the principal facade but also providing exterior porches for the units. The three stories are differentiated by a limestone string-course; the first story is rusticated. Each floor is fenestrated in a different manner; the first floor window transoms are excellent examples of early-twentieth century leaded and beveled glass; the second floor transoms are subdivided by wood muntins and mullions; the primary third floor windows have round-headed arches and small semi-circular windows rest above them. The resulting composition is symmetrical with diversity within.



12. Marie A. Palms House, 1050 Parker, 1914, W.F. Goodrich (architect)

Marie A. Palms, widow of Francis F. Palms and daughter-in-law of Francis Palms, one of the largest landowners and most prominent persons in commercial circles in Michigan, commissioned W.F. Goodrich to design this house at a cost of \$16,000 in 1914. Goodrich (1886-1946), born in Bay City, Michigan, was connected with the architectural practices of Clark and Munger, Albert Kahn, Smith, Hinchman and Grylls, and Gustave A. Mueller before he entered his own practice in 1911. In addition to residential commissions, Goodrich received the recommendation to design interiors of the cruise ship *North American* for the Great Lakes Engine Works at Ecorse. The resulting design of the house for Mrs. Palms is a one-of-a-kind in Detroit.

In form and massing, the stuccoed house is a tall, boxy building derived from Northern Baroque precedents, surmounted by a high double hip roof covered in terne metal, with a finial at its peak. The central projecting broken gable culminates in side piers which are highlighted by inset glazed tile, reflective of the Arts and Crafts movement. The same brilliant glazed blue tiles also serve as a cap for the third floor rounded gable window. Casement windows are deeply inset, leaving a flush, smooth look to the exterior surface. The major influences on the design are European; one of the characteristics of the Arts and Crafts movement of the late-nineteenth and early-twentieth centuries was the desire, in each country, to emphasize the national traditions of craft and design. In Germany and related countries, this took the form of a rather romantic style of architecture, which often married craft details to a more formal basic design. Thus, the resulting building at 1050 Parker Ave. has a symmetrically composed facade with expressionistic elements, such as the gable, and a delicate and spare application of Arts and Crafts tile towards the upper limits.

The house passed out of the Palms' family in 1943.

13. Parkstone Apartments, 1415 Parker at Agnes, 1925

The eleven-story Parkstone Apartments looms as the tallest building in West Village and serves as a focal point of the neighborhood. The Chippewa Apartment Company, owners of the Parkhurst Apartments kitty-cornered from the Parkstone at 1130 Parker, received a permit to construct an "apartment-hotel" on the north side of Agnes between Parker and Van Dyke on June 1, 1925 at an estimated cost of \$930,000. The Parkstone is of brick, tile, and reinforced concrete construction. The face brick is rough-cast and limestone quoins, sills, string courses and base accentuate this otherwise austere Georgian Revival building. Subtle ornamentation- the diamond patterned brick frieze, denticulation, and arcading-at the upper extremities of the building add interest to the facade.



The Parkstone Apartments, although out of scale with the houses around it, off sets the other large apartment building, the Parkhurst, and contributes to the urban residential scale of West Village through its off the street shops on Agnes.

14. 8040-60 St. Paul, 1916, Oscar C. Gottesleben (architect)

These five attached units were built a cost of \$22,000 in 1916. Modeled on English Georgian precedents, these townhouses are perhaps the most successful as an example of a low density type of architecture in Detroit, utilizing rough cast brick and limestone sills and belt courses. The group is unified by a continuous slate roof but, at the same time, each unit is given distinction by individual window and door treatments.

The first resident of the townhouse at 8040 St. Paul was the Honorable Franz Kuhn, Justice of the Michigan Supreme Court from 1912 to 1920. Kuhn was born to German immigrants in 1872 and was educated at the University of Michigan where he graduated with a bachelor of law degree in 1894. Kuhn served as the Circuit Court Commissioner for Macomb County from 1894 to 1896 and also as prosecuting attorney for the same county. In 1904 he was elected probate judge, in 1910 Attorney General for the State of Michigan, and in 1912, he was appointed Judge of the Michigan Supreme Court. In 1917 he became Chief Justice of that court.

Kuhn was president of the Michigan State Telephone Company, a member of the University Club, University of Michigan Club, Detroit Athletic Club and the Lochmoor Country and Detroit Boat Clubs.

15. Terraces, 8105-29 St. Paul, 1912

West Village possibly contains the best-designed collection of terraces and attached townhouses in Detroit. Designed to satisfy those desiring rental accommodations on a low-density residential scale, terrace rows were patterned after contemporary English models.

In 1912 Clara B. Arthur purchased the property, lots 25-27 of Hogg's Subdivision, and received two substantial mortgages shortly after that, resulting in the construction of this two and one-half story five unit stucco structure.

Units on either end of the terrace block project out from the main expanse of the block, with their transverse gables facing St. Paul, and, in effect, ground the building firmly on its graded landscaped site. Second and/or third stories of these end projections are pseudo-timbered and the first floor windows are sometimes banded together, evoking an English medieval flavor. The second story of the central expanse is sheathed in dark stained wood, combining its rustic look with that of the stucco and visually joining the end units together. The roof dormers, entrances, and stuccoed chimneys reinforce the English country ambience of the block.



16. 7821 Lafayette, Zion Progress Baptist Church, 1916

Established in 1825, the Presbyterian Church became the third Protestant denomination organized in Detroit. The Bethany Presbyterian Church of Detroit purchased the property, lots 10, 11, and 12 of Wesson's sub, in 1897 and proceeded to build a church structure. The Jefferson Ave. Presbyterian Church, purchased this property in 1925, but built their new church on the corner of Jefferson and Burns in Indian Village in the same year. It is possible that the two congregations merged around this time. In 1939 Jefferson Ave. Presbyterian sold the church to the First Church of the Brethren of Detroit, which had been occupying it since the late 1920s. They in turn sold it to the Holy Ghost Romanian Orthodox Church in 1952. The Zion Progress Baptist Church purchased it in 1977 and occupy it today.

Tudor Gothic in style, this brick edifice with limestone trim was built in 1916. The crenelated corner tower containing the carved limestone entrance is the main feature in this otherwise plain composition.

17. 1509 Parker

The building at 1509 Parker is actually a curious accumulation of buildings. The contracting firm of Paterson and Moore was the first listing to appear at this address in the city directory; in 1914, their business located on the rear of the lot and John Roe, a chauffeur, resided there. Paterson and Moore, general building contractors, were issued a building permit for the construction of a frame shop at an estimated cost of \$1000 on this property in early 1913. One part of the building was reputedly brought from Mack Ave. and was a duplicate of the original factory building in which Henry Ford built his Model T. At any rate, this wood structure is one of the few examples of residential and commercial buildings in West Village.

In the 1920s A. J. McCormick, cabinet maker, resided in this building and had his shop there also. A lumber shed was added in 1920. State Carpet Cleaning Works shared the premises with the carpentry shop. Continuing the pattern of mixed usage, the property was purchased in 1978 for use as an upholstery shop.

18. 8026 Kercheval, 1909, John Zimmerman (builder)  
8030 Kercheval, 1906, McIntyre and McIntyre (builders)

Kercheval was extended east of Baldwin after the turn of the century; the heirs of John Owens, owners of the frontage on the south side of Kercheval, sold the property in 1904. Commercial and resi-

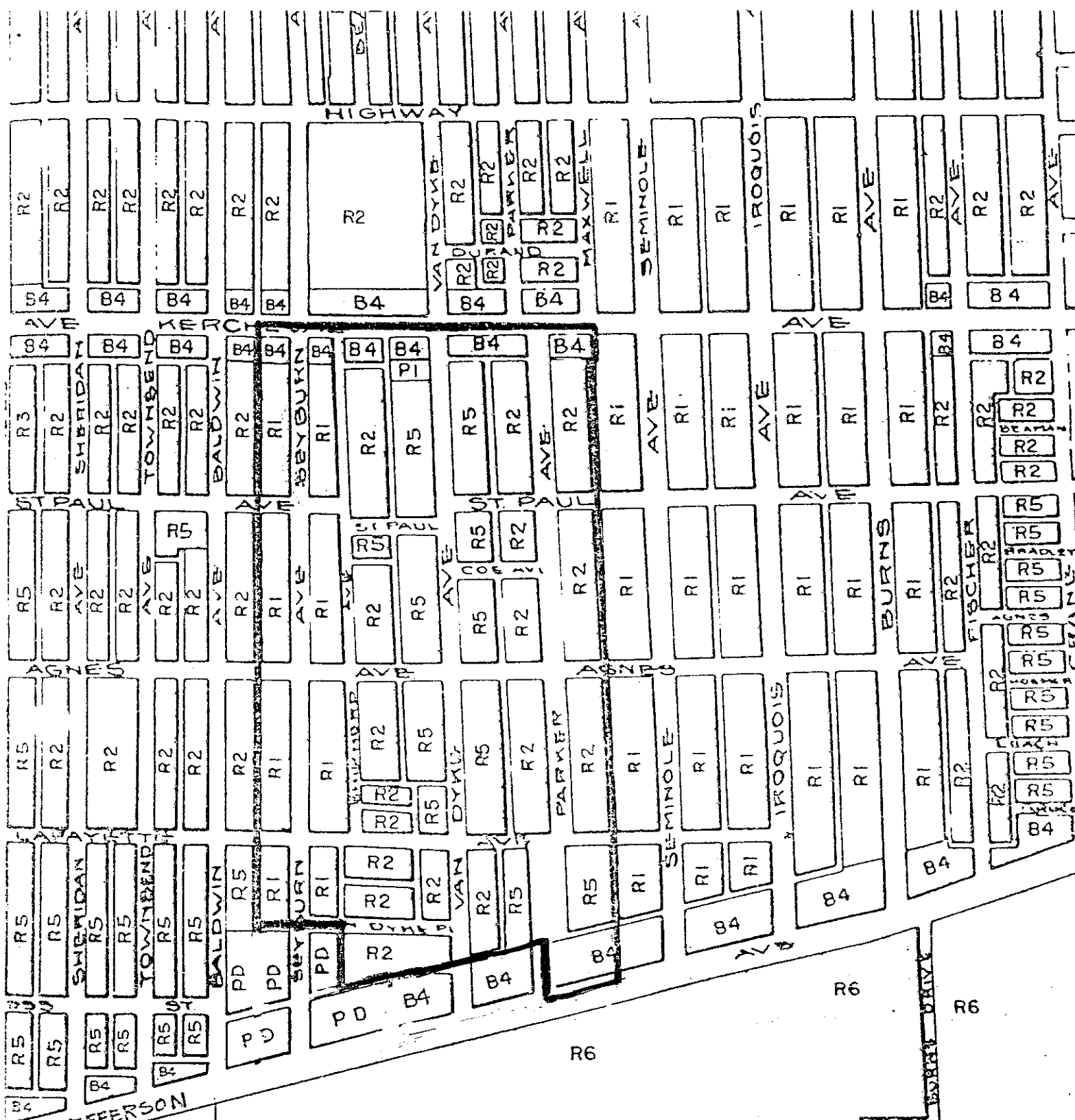


dential buildings were built on both sides of Kercheval. The commercial buildings served the neighborhoods which they abutted.

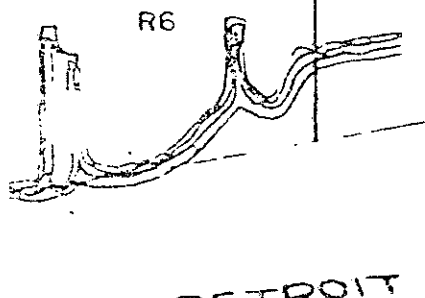
The commercial buildings at 8026 and 8030 Kercheval are representative of the many that existed prior to the demolition of similar blocks. They are brick, two stories tall with decorative cornices and perhaps bay windows at the second story apartment level above the plain wood and plate glass store fronts. 8026 Kercheval, now McRae Temple Baptist Church, was originally the bakery and home of Anthony F. Karl; 8030 Kercheval was a meat market.

RECOMMENDATION: The Historic Designation Advisory Board recommends that the City Council establish the West Village Historic District with the design treatment level of conservation. A draft ordinance for the establishment of the district is attached for consideration by the City Council





Proposed West Village Historic District  
(proposed district outlined in heavy black lines)



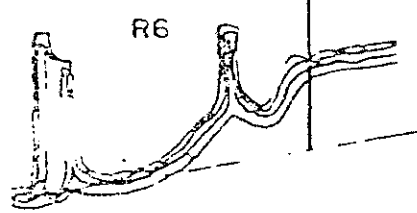
RIVER

DETROIT





Proposed West Village Historic District  
(proposed district outlined  
in heavy black lines)



DETROIT

RIVER





WEST VILLAGE HISTORIC DISTRICT